Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 Gibbs Street Deanside, 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$630,000 & $650,000

Median sale price

Median price	$665,000	Property Type	HOUSE/RESIDENTIAL	Suburb	DEANSIDE
Period - From	01-Oct-2024	to	20-Mar-2025	Source	Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	26 Lightfoot Way, Deanside, Vic 3336	$613,000	05-Nov-2024
2	36 Curtin Drive, Deanside, Vic 3336	$660,000	19-Mar-2025
3	22 Brockwood Street, Deanside, Vic 3336	$640,000	18-Feb-2025

This statement of information was prepared on 02-Jul-2025 at 12:30:12 PM AEST