

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 MARLEE DRIVE DEANSIDE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Deanside

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 4 ALINTA DRIVE DEANSIDE VIC 3336     | \$710,000 | 30-Sep-25 |
| 17 HARRIER CIRCUIT DEANSIDE VIC 3336 | \$725,000 | 05-Oct-25 |
| 11 PASKAS DRIVE FRASER RISE VIC 3336 | \$735,000 | 09-Aug-25 |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 11 April 2026



**4 ALINTA DRIVE DEANSIDE VIC 3336**

 4  2  2

Sold Price

**\$710,000** Sold Date **30-Sep-25**

Distance **0.03km**



**17 HARRIER CIRCUIT DEANSIDE VIC 3336**

 4  2  2

Sold Price

**\$725,000** Sold Date **05-Oct-25**

Distance **0.14km**



**11 PASKAS DRIVE FRASER RISE VIC 3336**

 4  2  2

Sold Price

**\$735,000** Sold Date **09-Aug-25**

Distance **0.19km**



**83 HARRIER CIRCUIT DEANSIDE VIC 3336**

 4  2  2

Sold Price

<sup>RS</sup> **\$810,000** Sold Date **17-Mar-26**

Distance **0.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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