

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

4/36A ROBINSONS ROAD DEER PARK VIC 3023

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Nov 2024

to

31 Oct 2025

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

1/36A ROBINSONS ROAD DEER PARK VIC 3023	\$515,000	13-Aug-25
2/53 SALMOND STREET DEER PARK VIC 3023	\$510,000	02-Jun-25
2/69 BAYLISS ROAD DEER PARK VIC 3023	\$520,000	22-Oct-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: 14 November 2025



**1/36A ROBINSONS ROAD DEER
PARK VIC 3023**

2 1 1

Sold Price **\$515,000** Sold Date **13-Aug-25**

Distance **0km**



**2/53 SALMOND STREET DEER
PARK VIC 3023**

2 1 1

Sold Price **\$510,000** Sold Date **02-Jun-25**

Distance **0.85km**



**2/69 BAYLISS ROAD DEER PARK
VIC 3023**

2 1 2

Sold Price ^{RS} **\$520,000** Sold Date **22-Oct-25**

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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