

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

4/4 NEIMUR AVENUE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

1/15 PARKFIELD COURT DEER PARK VIC 3023	\$480,000	04-Mar-25
2/13 STEVENSTON STREET DEER PARK VIC 3023	\$510,000	20-Nov-24
1/147 STATION ROAD DEER PARK VIC 3023	\$485,000	20-Dec-24

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: 17 March 2025



**1/15 PARKFIELD COURT DEER
PARK VIC 3023**

 2  1  1

Sold Price ^{RS} **\$480,000** Sold Date **04-Mar-25**

Distance **1.28km**



**2/13 STEVENSTON STREET DEER
PARK VIC 3023**

 2  2  1

Sold Price **\$510,000** Sold Date **20-Nov-24**

Distance **1.79km**



**1/147 STATION ROAD DEER PARK
VIC 3023**

 3  1  1

Sold Price **\$485,000** Sold Date **20-Dec-24**

Distance **1.79km**

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

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