

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

40 ADENMORE CIRCUIT DEANSIDE VIC 3336

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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Deanside

Period-from

01 Dec 2024

to

30 Nov 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

30 CROTON AVENUE DEANSIDE VIC 3336	\$330,000	18-Jun-25
33 VINCENZA AVENUE TRUGANINA VIC 3029	\$340,000	11-Jun-25
23 DOMA DRIVE TRUGANINA VIC 3029	\$343,000	30-Jun-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: 10 December 2025



**30 CROTONE AVENUE DEANSIDE
VIC 3336**

 3  2  2

Sold Price

\$330,000

Sold Date

18-Jun-25

Distance

0.59km



**33 VINCENZA AVENUE
TRUGANINA VIC 3029**

 -  -  -

Sold Price

\$340,000

Sold Date

11-Jun-25

Distance

2km



**23 DOMA DRIVE TRUGANINA VIC
3029**

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Sold Price

\$343,000

Sold Date

30-Jun-25

Distance

2.11km

RS = Recent sale

UN = Undisclosed Sale

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