

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 LOMBARDY WALK 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

\$559,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Deanside

Period-from

01 Sep 2025

to

31 Aug 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

49 NORMANBY BOULEVARD DEANSIDE VIC 3336	\$575,000	25-Aug-26
12 MARION STREET DEANSIDE VIC 3336	\$557,500	30-May-26
3/110 HAWKING CRESCENT FRASER RISE VIC 3336	\$587,500	23-Aug-26

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: 27 September 2026


**49 NORMANBY BOULEVARD
DEANSIDE VIC 3336**

 4
  2
  2

Sold Price

RS

\$575,000

 Sold Date **25-Aug-26**

 Distance **0.88km**

**12 MARION STREET DEANSIDE VIC
3336**

 3
  2
  1

Sold Price

\$557,500

 Sold Date **30-May-26**

 Distance **1.15km**

**3/110 HAWKING CRESCENT
FRASER RISE VIC 3336**

 3
  2
  2

Sold Price

\$587,500

 Sold Date **23-Aug-26**

 Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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