

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

5/71 CARROLL STREET 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Sep 2024

to

31 Aug 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

2/38 CARROLL STREET DEER PARK VIC 3023	\$553,000	25-Apr-25
1/31 LAKE BOGA AVENUE DEER PARK VIC 3023	\$535,000	24-May-25
2/36 LAMING ROAD DEER PARK VIC 3023	\$515,000	26-Mar-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: 02 September 2025

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**2/38 CARROLL STREET DEER
PARK VIC 3023**

 3  1  1

Sold Price **\$553,000** Sold Date **25-Apr-25**

Distance **0.28km**



**1/31 LAKE BOGA AVENUE DEER
PARK VIC 3023**

 3  1  1

Sold Price **\$535,000** Sold Date **24-May-25**

Distance **0.27km**



**2/36 LAMING ROAD DEER PARK
VIC 3023**

 3  1  1

Sold Price **\$515,000** Sold Date **26-Mar-25**

Distance **1.19km**

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

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