

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 ARKBAR AVENUE 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

\$765,000

&

\$841,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Deanside

Period-from

01 Feb 2025

to

31 Jan 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

7 WILMINGTON STREET DEANSIDE VIC 3336	\$852,000	04-Sep-25
94 SINCLAIRS ROAD DEANSIDE VIC 3336	\$790,000	18-Aug-25
8 REED COURT DEANSIDE VIC 3336	\$780,000	20-Aug-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: 13 February 2026



7 WILMINGTON STREET DEANSIDE VIC 3336 Sold Price **\$852,000** Sold Date **04-Sep-25**

4 3 2

Distance **0.37km**



94 SINCLAIRS ROAD DEANSIDE VIC 3336 Sold Price **\$790,000** Sold Date **18-Aug-25**

4 2 2

Distance **0.04km**



8 REED COURT DEANSIDE VIC 3336 Sold Price **\$780,000** Sold Date **20-Aug-25**

4 3 2

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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