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 FIGTREE ROAD 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	$710,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Deanside
Period-from	01 Jul 2024	to	30 Jun 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
7 DENNISON STREET DEANSIDE VIC 3336	$710,000	01-Feb-25
7 BYGROVE STREET DEANSIDE VIC 3336	$715,000	15-Mar-25
10 BARNMEAD STREET DEANSIDE VIC 3336	$717,000	13-Feb-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: 17 July 2025

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7 DENNISON STREET DEANSIDE VIC 3336

4 2 2

Sold Price **$710,000** Sold Date **01-Feb-25**

Distance **0.69km**



7 BYGROVE STREET DEANSIDE VIC 3336

4 2 2

Sold Price **$715,000** Sold Date **15-Mar-25**

Distance **0.91km**



10 BARNMEAD STREET DEANSIDE VIC 3336

4 2 2

Sold Price **$717,000** Sold Date **13-Feb-25**

Distance **1.12km**



50 BROOM ROAD AINTREE VIC 3336

4 2 2

Sold Price **$720,000** Sold Date **05-Feb-25**

Distance **1.73km**

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

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