

## 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

51 POOLE STREET DEER PARK VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Other

Suburb

Deer Park

Period-from

01 Oct 2024

to

30 Sep 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 12 EDWARD STREET DEER PARK VIC 3023 | \$760,100 | 26-Jun-25 |
| 20 MEAGER STREET DEER PARK VIC 3023 | \$838,000 | 12-Aug-25 |
| 19 EDWARD STREET DEER PARK VIC 3023 | \$890,000 | 08-Jul-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: 07 October 2025


**12 EDWARD STREET DEER PARK  
VIC 3023**

Sold Price

**\$760,100**

Sold Date

**26-Jun-25**
 4
 2
 2

Distance

**0.15km**

**20 MEAGER STREET DEER PARK  
VIC 3023**

Sold Price

<sup>RS</sup> **\$838,000** <sup>UN</sup>

Sold Date

**12-Aug-25**
 4
 2
 2

Distance

**0.3km**

**19 EDWARD STREET DEER PARK  
VIC 3023**

Sold Price

**\$890,000**

Sold Date

**08-Jul-25**
 4
 2
 2

Distance

**0.17km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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