

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

6 HYDE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Deer Park

Period-from

01 May 2024

to

30 Apr 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

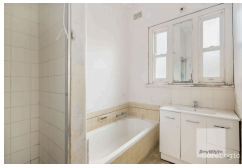
Date of sale

| | | |
|--------------------------------------|-----------|-----------|
| 7 HUME STREET DEER PARK VIC 3023 | \$604,000 | 26-Oct-24 |
| 44 TULLOCH STREET DEER PARK VIC 3023 | \$580,000 | 12-Oct-24 |
| | | |

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: 08 May 2025



7 HUME STREET DEER PARK VIC 3023

Sold Price

\$604,000

Sold Date

26-Oct-24

 3

 1

 2

Distance

0.1km



44 TULLOCH STREET DEER PARK VIC 3023

Sold Price

\$580,000

Sold Date

12-Oct-24

 2

 1

 1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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