

## 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

60 DUNCOMBE PARK WAY DEER PARK VIC 3023

### Indicative selling price

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

Single Price

\$535,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Land

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

64 PIONEER DRIVE DEER PARK VIC 3023	\$550,000	11-May-24
5 MAXWELTON CIRCUIT DERRIMUT VIC 3026	\$580,000	01-Dec-23

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: 20 May 2025

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**64 PIONEER DRIVE DEER PARK  
VIC 3023**

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Sold Price

**\$550,000**

Sold Date

**11-May-24**

Distance

**0.26km**



**5 MAXWELTON CIRCUIT  
DERRIMUT VIC 3026**

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Sold Price

**\$580,000**

Sold Date

**01-Dec-23**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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