

## 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

67 BASTEN AVENUE DEANSIDE VIC 3336

### 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

or range  
between

\$510,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Deanside

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

89 BASTEN AVENUE DEANSIDE VIC 3336	\$525,000	15-May-25
115 MARADONA BOULEVARD DEANSIDE VIC 3336	\$550,000	28-Nov-24
88 CHATEAU PROMENADE DEANSIDE VIC 3336	\$540,000	08-May-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: 20 May 2025

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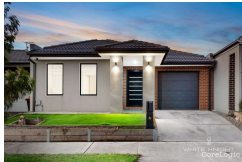
**89 BASTEN AVENUE DEANSIDE  
VIC 3336**

 3  2  1

Sold Price

<sup>RS</sup> **\$525,000** Sold Date **15-May-25**

Distance **0.16km**



**115 MARADONA BOULEVARD  
DEANSIDE VIC 3336**

 3  2  1

Sold Price

<sup>RS</sup> **\$550,000** Sold Date **28-Nov-24**

Distance **0.43km**



**88 CHATEAU PROMENADE  
DEANSIDE VIC 3336**

 3  2  1

Sold Price

<sup>RS</sup> **\$540,000** Sold Date **08-May-25**

Distance **1.02km**

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

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