

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

7 STEVENAGE CRESCENT 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Deer Park

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

4 HARLOW COURT DEER PARK VIC 3023	\$630,000	04-Feb-25
47 BIRCHWOOD BOULEVARD DEER PARK VIC 3023	\$600,000	12-Jan-25
112 TAMAR DRIVE DEER PARK VIC 3023	\$580,000	29-Jan-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: 10 July 2025

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4 HARLOW COURT DEER PARK VIC 3023

 3  1  2

Sold Price

\$630,000

Sold Date **04-Feb-25**

Distance

0.23km



47 BIRCHWOOD BOULEVARD DEER PARK VIC 3023

 3  1  1

Sold Price

\$600,000

Sold Date **12-Jan-25**

Distance

0.32km



112 TAMAR DRIVE DEER PARK VIC 3023

 3  1  -

Sold Price

\$580,000

Sold Date **29-Jan-25**

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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