

## 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

9 DAYSPRING ROAD DEANSIDE VIC 3336

### 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	\$620,000	&	\$649,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$380,000	Property type	Land	Suburb	Deanside
Period-from	01 Feb 2025	to	31 Jan 2026	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
62 JOEY CRESCENT DEANSIDE VIC 3336	\$630,000	14-Aug-25
12 MCKELL STREET DEANSIDE VIC 3336	\$635,000	28-Aug-25
7 SPARROWHAWK CRESCENT DEANSIDE VIC 3336	\$646,000	18-Oct-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.

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**62 JOEY CRESCENT DEANSIDE VIC 3336**

**\$630,000** Sold Date **14-Aug-25**

4 2 2

Distance **0.8km**



**12 MCKELL STREET DEANSIDE VIC 3336**

**\$635,000** Sold Date **28-Aug-25**

4 2 2

Distance **0.85km**



**7 SPARROWHAWK CRESCENT DEANSIDE VIC 3336**

Sold Price **\$646,000** Sold Date **18-Oct-25**

4 2 2

Distance **1.73km**

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

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