

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 LLOYD 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

\$750,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Deer Park

Period-from

01 Aug 2025

to

31 Jul 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

4 WAKOOL AVENUE DEER PARK VIC 3023	\$805,000	29-Jun-26
45 TULLOCH STREET DEER PARK VIC 3023	\$780,000	24-Jul-26
24 RAILWAY PARADE DEER PARK VIC 3023	\$780,000	31-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: 12 August 2026



**4 WAKOOL AVENUE DEER PARK
VIC 3023**

Sold Price

^{RS}

\$805,000

Sold Date

29-Jun-26



4



2



-

Distance

0.38km



**45 TULLOCH STREET DEER PARK
VIC 3023**

Sold Price

^{RS}

\$780,000

Sold Date

24-Jul-26



4



2



4

Distance

0.28km



**24 RAILWAY PARADE DEER PARK
VIC 3023**

Sold Price

\$780,000

Sold Date

31-May-25



4



2



1

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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