

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 Lot 402/1 Deanside Drive 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 \$486,250

or range between

&

Median sale price

Median price \$380,587

Property type Land

Suburb Deanside

Period - From June 2025

to

May 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 six 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
1 27 Neoclassic Street Deanside	\$540,000	23/12/2025
2 16 Mangioni Drive Deanside	\$478,000	09/01/2026
3 2 Litoria Drive Deanside	\$485,000	03/02/2026

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 six months.

This Statement of Information was prepared on: 18/06/2026