

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 1267 - Neoclassic Street, Deanside, 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 520,000

or range between

&

Median sale price

Median price \$ 460,500

Property type Vacant Land

Suburb Deanside

Period - From 1/04/2025

to

30/06/2025

Source

Oliver Hume

Comparable property sales

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 Lot 3562 - Reminiscence Street, Fraser Rise, 3336	\$ 492,900	6/03/2025
2 Lot 1235 - Neoclassic Street, Deanside, 3336	\$ 480,000	12/07/2025
3 Lot 1146 - Memory Road, Deanside, 3336	\$ 480,000	18/03/2025

This Statement of Information was prepared on:

30 Jul 2025