

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

1/16 WANDSWORTH AVENUE 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,000

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2025

to

28 Feb 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

1/33 DOHERTY STREET DEER PARK VIC 3023	\$580,000	19-Nov-25
1/89 QUINN STREET DEER PARK VIC 3023	\$612,000	31-Jan-26
1/74 STATION ROAD DEER PARK VIC 3023	\$580,000	01-Dec-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: 03 March 2026



1/33 DOHERTY STREET DEER PARK VIC 3023

 3  1  1

Sold Price

\$580,000

Sold Date **19-Nov-25**

Distance **0.79km**



1/89 QUINN STREET DEER PARK VIC 3023

 3  2  1

Sold Price

^{RS} **\$612,000**

Sold Date **31-Jan-26**

Distance **1.12km**



1/74 STATION ROAD DEER PARK VIC 3023

 3  2  1

Sold Price

\$580,000

Sold Date **01-Dec-25**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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