

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

14 PIPPEN LOOP 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	\$600,000	&	\$650,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$680,000	Property type	House	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
3 CANTOR STREET FRASER RISE VIC 3336	600000	28-Oct-25
61 MALONE CIRCUIT DEANSIDE VIC 3336	580000	08-Jan-26
91 BASTEN AVENUE DEANSIDE VIC 3336	580000	19-Nov-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: 18 February 2026



**3 CANTOR STREET FRASER RISE
VIC 3336**

3 2 1

Sold Price

600000 Sold Date **28-Oct-25**

Distance **1.38km**



**61 MALONE CIRCUIT DEANSIDE
VIC 3336**

3 2 2

Sold Price

580000 Sold Date **08-Jan-26**

Distance **0.4km**



91 BASTEN AVENUE DEANSIDE VIC 3336

3 2 1

Sold Price

Sold Date **19-Nov-25**

Distance **1.05km**

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

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