

A modern living room with a white sofa, a large potted plant, a framed landscape painting, and a floor lamp.

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West  
Realty

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# Statement of Information

## Singleresidentialproperty located in the Melbourne metropolitan area

Section47AOftheEstateAgents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

140 SINCLAIRS ROAD DEANSIDE VIC 3336

### Indicative selling price

Forthemeaningof thisprice see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Deletehouseorunit as applicable)

Median Price

\$685,500

Property type

House

Suburb

Deanside

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

A\* These arethe threepropertyessoldwithintwokilometresof theproperty 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 5 DOLLARBIRD DRIVE DEANSIDE VIC 3336  | \$850,000 | 12-Dec-25 |
| 7 WILMINGTON STREET DEANSIDE VIC 3336 | \$852,000 | 04-Sep-25 |
| 17 BEST DRIVE DEANSIDE VIC 3336       | \$865,000 | 16-Jan-26 |

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: 06 July 2026



5 DOLLARBIRD DRIVE DEANSIDE  
VIC 3336

Sold Price

\$850,000

Sold Date

12-Dec-25

4



3



2

Distance

0.25km



7 WILMINGTON STREET DEANSIDE  
VIC 3336

Sold Price

\$852,000

Sold Date

04-Sep-25

4



3



2

Distance

0.34km



17 BEST DRIVE DEANSIDE VIC 3336

Sold Price

\$865,000

Sold Date

16-Jan-26



4



2



2

Distance

1.72km

RS= Recent sale

UN= Undisclosed Sale

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