

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

RayWhite®

RayWhite
West
Realty

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AOftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 LITTLE STREET DEER PARK VIC 3023

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Deer Park

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

55 FERRIS AVENUE DEER PARK VIC 3023

\$797,500

09-May-26

20 TAMAR DRIVE DEER PARK VIC 3023

\$776,000

25-May-26

9 DOHERTY STREET DEER PARK VIC 3023

\$775,000

23-May-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: 14 July 2026



55 FERRIS AVENUE DEER PARK
VIC 3023

4  2  4 

Sold Price

\$797,500

Sold Date 09-May-26

Distance

0.7km



20 TAMAR DRIVE DEER PARK VIC
3023

4  2  2 

Sold Price

\$776,000

Sold Date 25-May-26

Distance

0.81km



9 DOHERTY STREET DEER PARK
VIC 3023

3  2  2 

Sold Price

^{RS} \$775,000

Sold Date 23-May-26

Distance

1.63km

RS= Recent sale

UN= Undisclosed Sale

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