

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

1/33 DOHERTY STREET 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Nov 2024

to

31 Oct 2025

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

4/70 CARROLL STREET DEER PARK VIC 3023	\$607,000	26-May-25
1/60 LEWIN STREET DEER PARK VIC 3023	\$615,000	30-Oct-25
5/71 CARROLL STREET DEER PARK VIC 3023	\$560,000	18-Sep-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.~~

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Real Estate

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4/70 CARROLL STREET DEER PARK VIC 3023

3 2 2

Sold Price **\$607,000** Sold Date **26-May-25**

Distance **0.28km**



1/60 LEWIN STREET DEER PARK VIC 3023

3 2 1

Sold Price ^{RS} **\$615,000** Sold Date **30-Oct-25**

Distance **0.63km**



5/71 CARROLL STREET DEER PARK VIC 3023

3 1 1

Sold Price **\$560,000** Sold Date **18-Sep-25**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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