

## 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

22 BUCKHAVEN STREET DEER PARK VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Deer Park

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

32 LONGFIELD WAY DEER PARK VIC 3023	\$635,000	14-May-25
2/21 LEWIN STREET DEER PARK VIC 3023	\$630,000	18-Mar-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: 08 July 2025

Las Anastasiadis

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E [lanastasiadis@barryplant.com.au](mailto:lanastasiadis@barryplant.com.au)**32 LONGFIELD WAY DEER PARK  
VIC 3023** 3  2  2

Sold Price

**\$635,000**

Sold Date

**14-May-25**

Distance

**1.2km****2/21 LEWIN STREET DEER PARK  
VIC 3023** 3  2  1

Sold Price

**\$630,000**

Sold Date

**18-Mar-25**

Distance

**1.9km****RS** = Recent sale**UN** = Undisclosed Sale

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