



R E A L E S T A T E

COMPARATIVE MARKET ANALYSIS

7 RUFOUS WAY, DEANSIDE, VIC 3336

PREPARED BY MANDY SANDHU, OSKO REAL ESTATE AGENCY



R E A L E S T A T E

Satish Reddy & Manjula Rani Gade
7 Rufous Way
Deanside, VIC, 3336

Dear Home Owner
RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Mandy Sandhu
OSKO Real Estate Agency
Phone: 0478766436
Office Phone: 0477 108 088
Email: mandy@oskorealestate.com.au



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7 RUFOUS WAY, DEANSIDE, VIC 3336



Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

5 3 2

Property Type: House - N/A

RPD: 111//PS840058 (12596151)

Area: 350 m²

Area \$/m2: \$865

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Water/Sewerage:

Zoning

Property ID: 1513488764 /

Council: MELTON CITY

UBD Ref: UBD Ref: 217 C2

Features: Close to Schools, Close to Transport, Fully Fenced, Improvements: Dishwasher, Alarm System, Close to Shops

Sales History

Sale Amount: Sale Date: Vendor:

\$ 302,000 07/11/2020 THE PROPRIETORS

Area:

0 m²

Sale Type:

Normal Sale

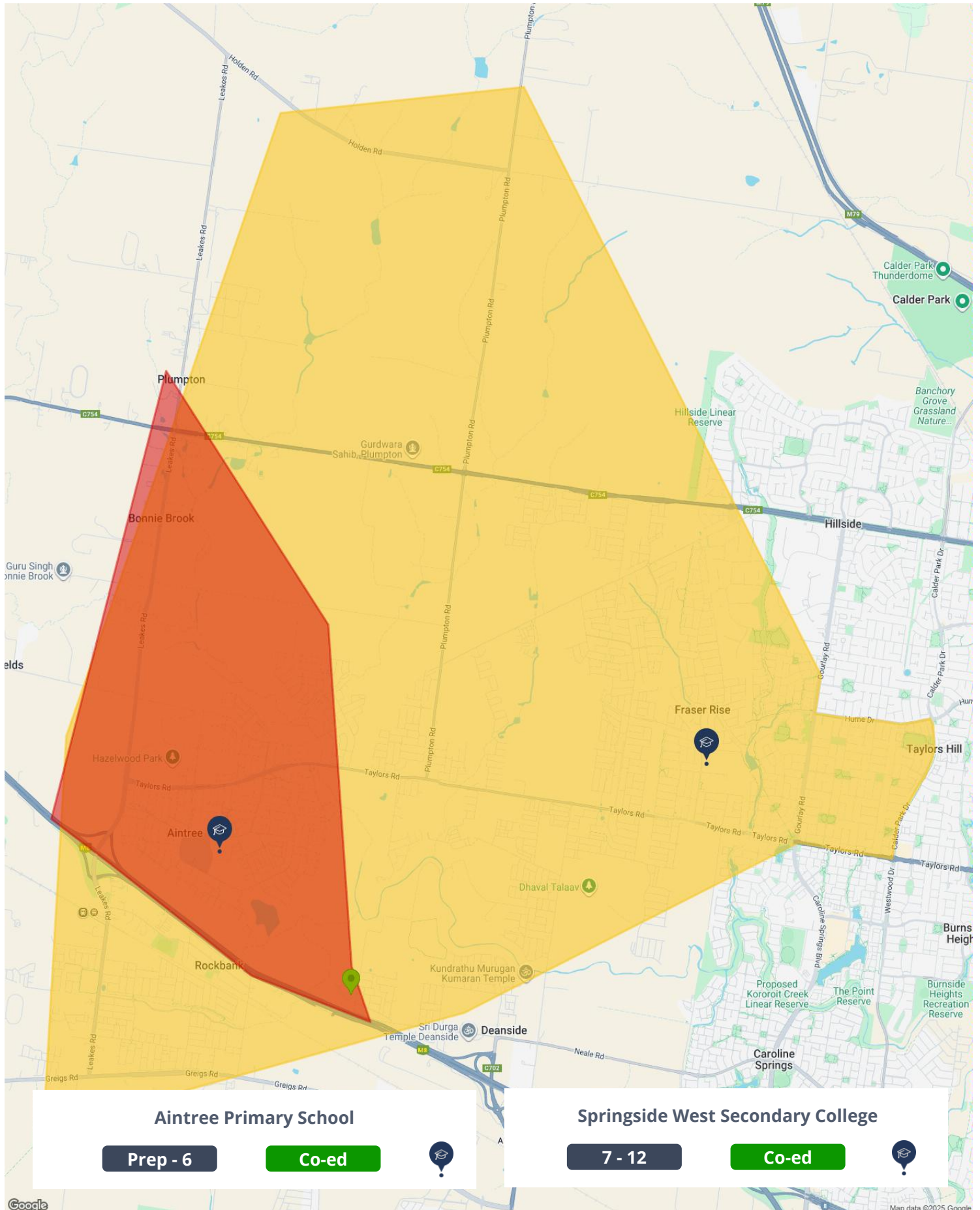
Related:

No



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School Catchment Areas





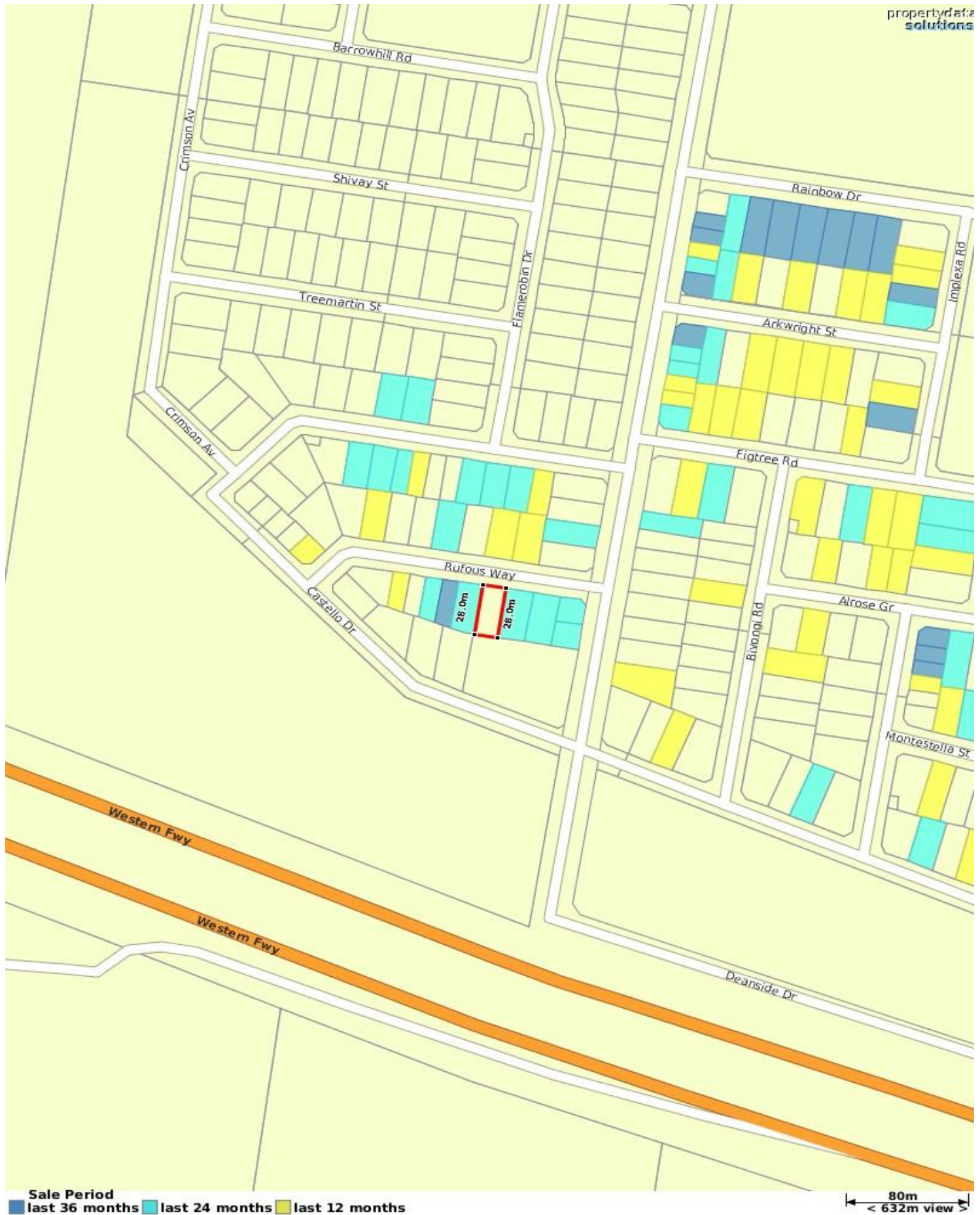
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Nearby Sold Properties (Price Range)





Nearby Sold Properties (Sale Date)





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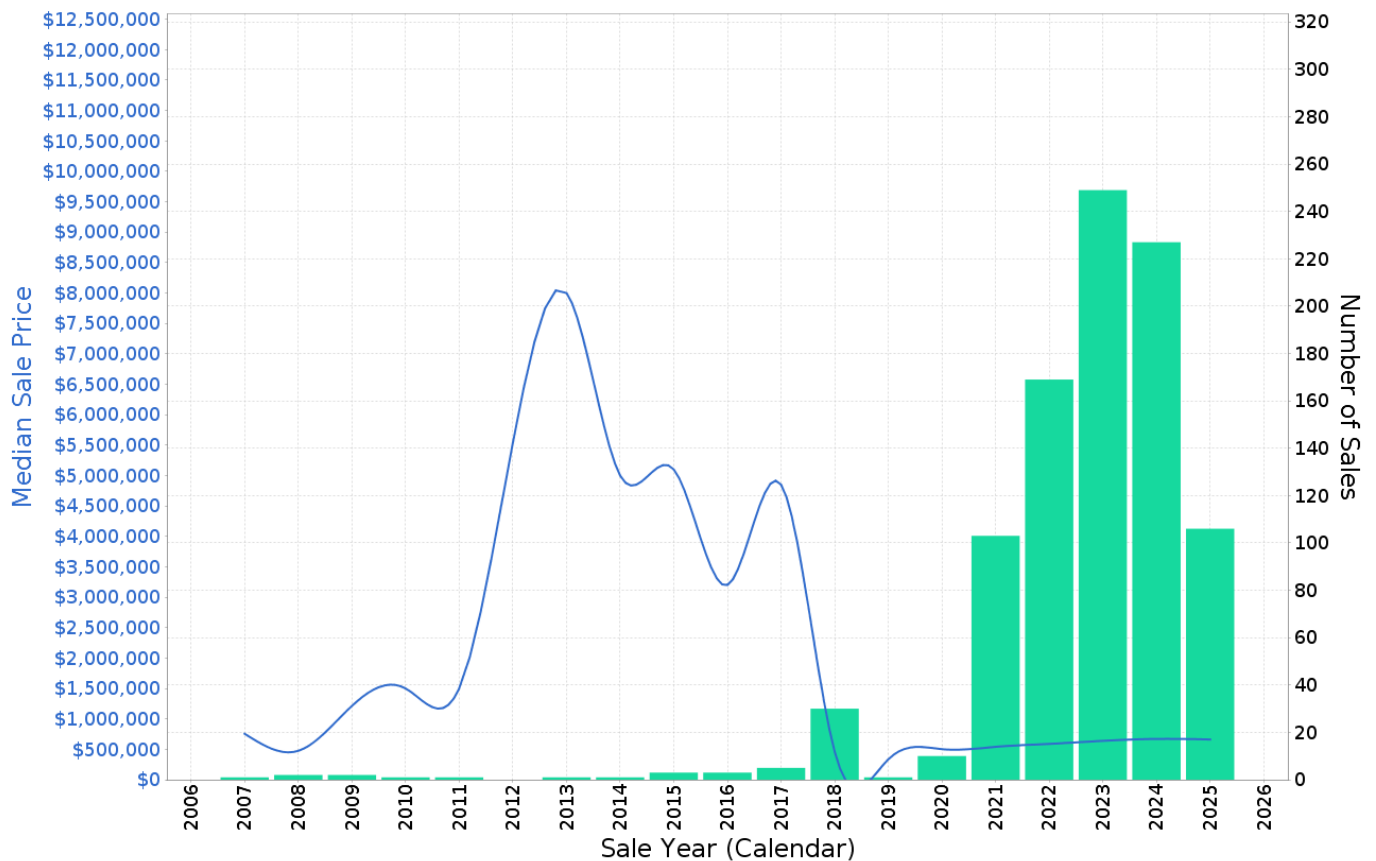
Nearby Properties For Sale





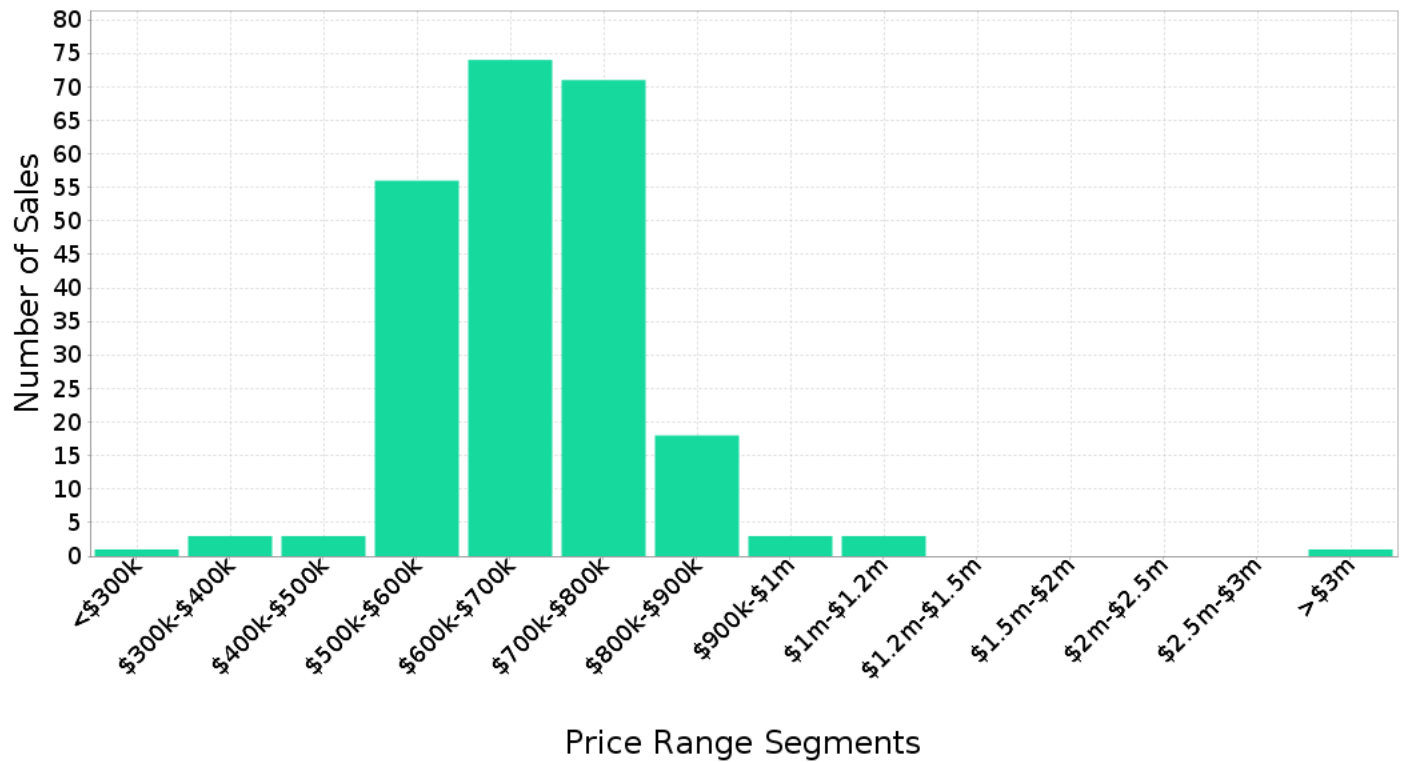
Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
2007	1	\$ 755,000	\$ 755,000		\$ 755,000	\$ 755,000
2008	2	\$ 475,000	\$ 475,000	-37.1 %	\$ 200,000	\$ 750,000
2009	2	\$ 1,215,000	\$ 1,215,000	155.8 %	\$ 980,000	\$ 1,450,000
2010	1	\$ 1,500,000	\$ 1,500,000	23.5 %	\$ 1,500,000	\$ 1,500,000
2011	1	\$ 1,500,000	\$ 1,500,000		\$ 1,500,000	\$ 1,500,000
2012	0					
2013	1	\$ 8,000,000	\$ 8,000,000		\$ 8,000,000	\$ 8,000,000
2014	1	\$ 5,000,000	\$ 5,000,000	-37.5 %	\$ 5,000,000	\$ 5,000,000
2015	3	\$ 5,103,333	\$ 5,100,000	2.0 %	\$ 1,210,000	\$ 9,000,000
2016	3	\$ 3,433,333	\$ 3,200,000	-37.3 %	\$ 1,100,000	\$ 6,000,000
2017	5	\$ 7,797,998	\$ 4,850,000	51.6 %	\$ 340,000	\$ 16,499,989
2018	30	\$ 1,047,492	\$ 459,000	-90.5 %	\$ 263,000	\$ 6,800,000
2019	1	\$ 335,000	\$ 335,000	-27.0 %	\$ 335,000	\$ 335,000
2020	10	\$ 3,088,000	\$ 502,250	49.9 %	\$ 317,500	\$ 22,500,000
2021	103	\$ 564,071	\$ 540,000	7.5 %	\$ 260,000	\$ 900,000
2022	169	\$ 606,304	\$ 589,000	9.1 %	\$ 356,000	\$ 1,370,000
2023	249	\$ 654,771	\$ 639,000	8.5 %	\$ 352,000	\$ 1,200,000
2024	227	\$ 676,730	\$ 670,000	4.9 %	\$ 400,000	\$ 1,450,000
2025	106	\$ 648,863	\$ 661,500	-1.3 %	\$ 150,000	\$ 920,000

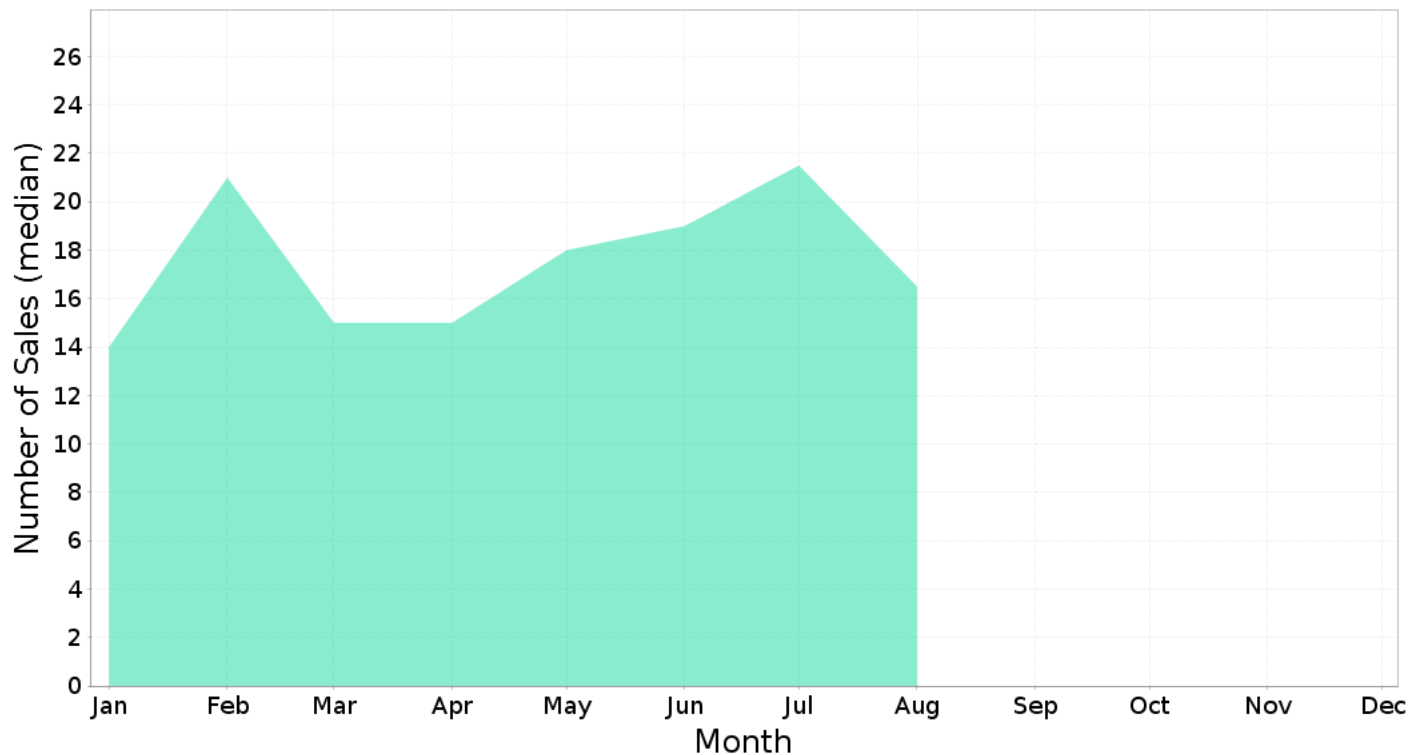




Price Segmentation



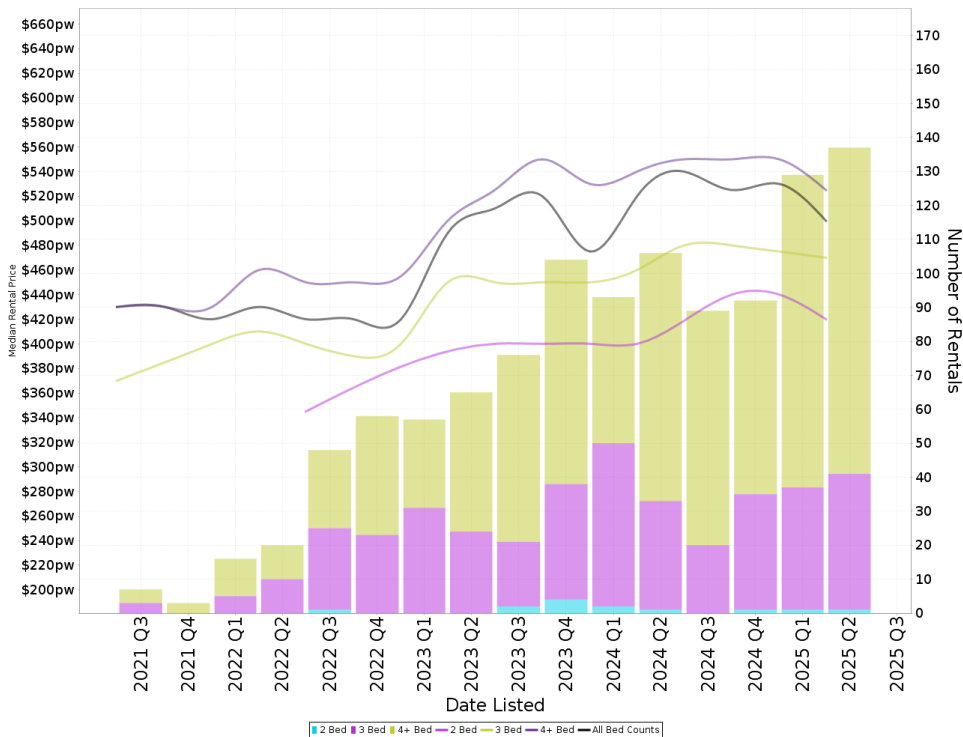
Peak Selling Periods





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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.9%

Current Median Price: \$678,000
Previous Median Price: \$646,500

Based on 473 registered House sales compared over the last two rolling 12 month periods.

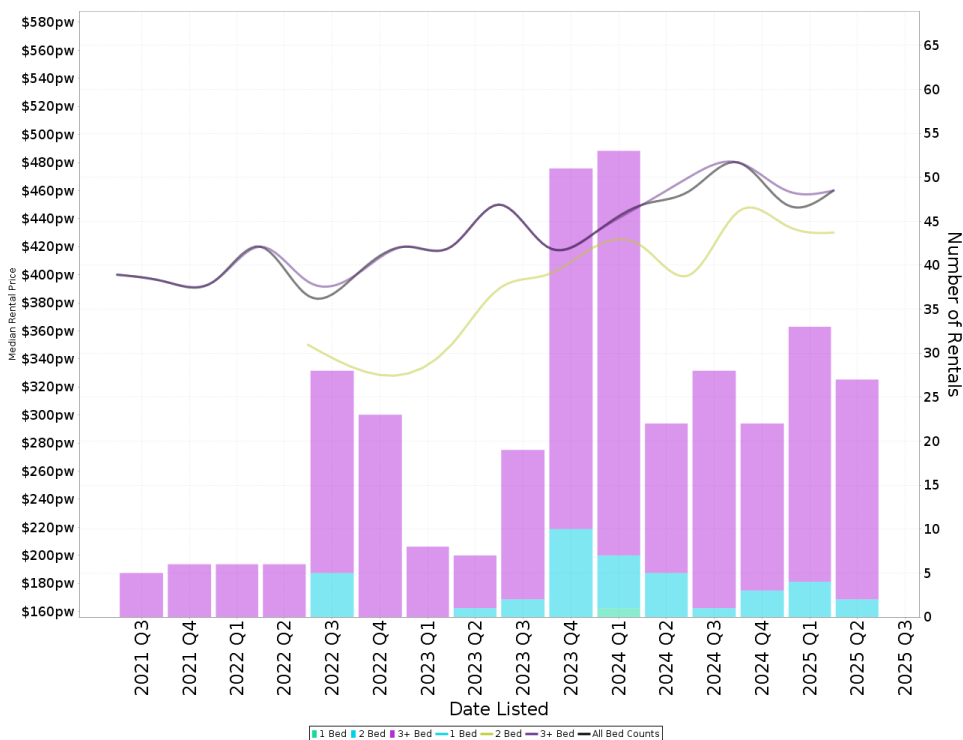
Suburb Rental Yield

+4.0%

Current Median Price: \$678,000
Current Median Rent: \$525

Based on 447 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-10.8%

Current Median Price: \$495,000
Previous Median Price: \$555,000

Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

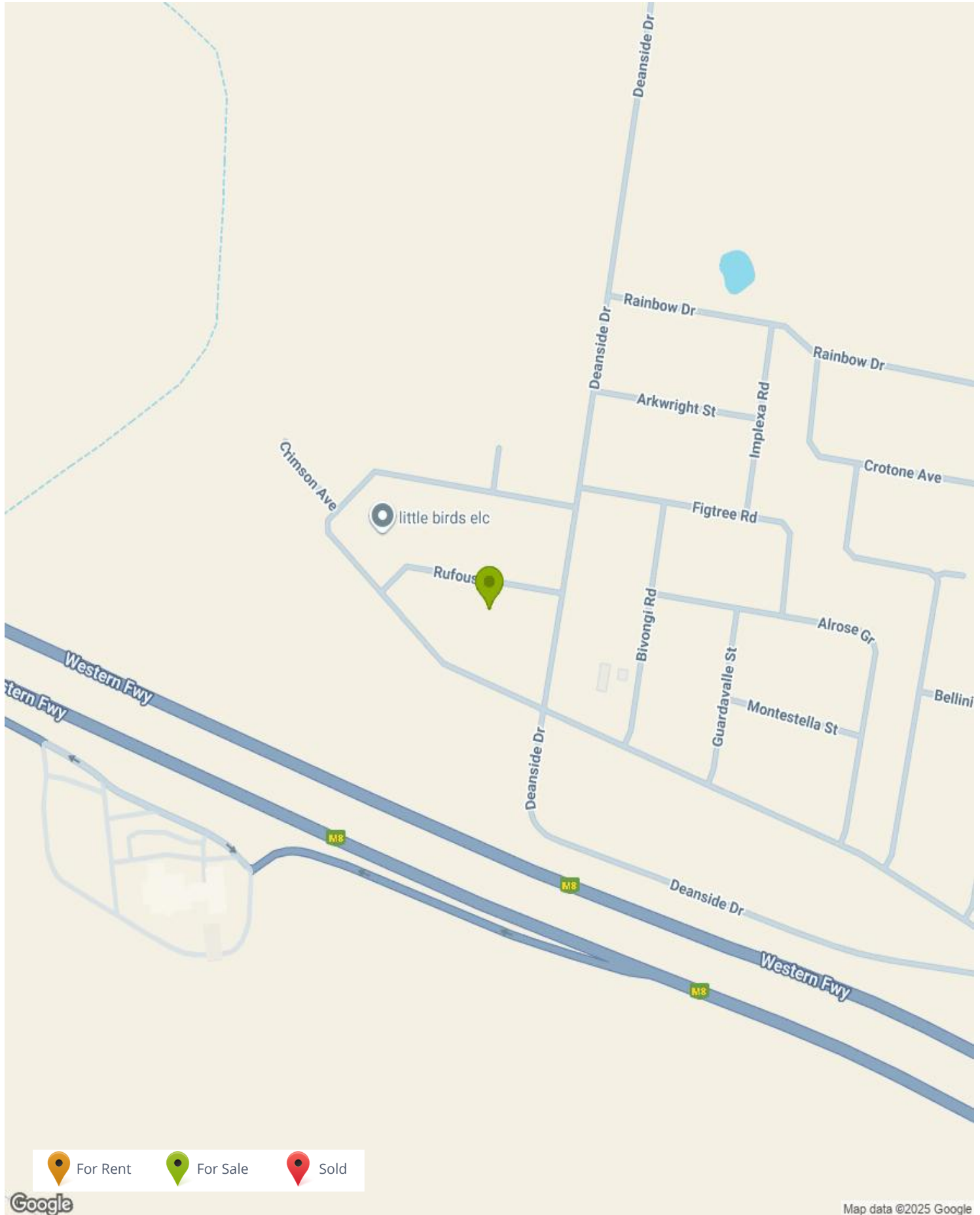
Current Median Price: \$495,000
Current Median Rent: \$460

Based on 110 registered Unit rentals compared over the last 12 months.



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Comparable Properties Map





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Appraisal Price

This market analysis has been prepared on 22/08/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$745,000 to \$765,000

Contact your agent for further information:

Agent Name: Mandy Sandhu
Mobile: 0478766436
Office: OSKO Real Estate Agency
Office Phone: 0477 108 088
Email: mandy@oskorealestate.com.au