

# 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 17 Abernethy Avenue, Deer Park, VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$700,000

&

\$760,000

### Median sale price

Median price

\$665,500

Property Type

House

Suburb

Deer Park (3023)

Period - From

01/07/2024

to

30/06/2025

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
99 FOLEYS ROAD, DEER PARK VIC 3023	\$784,000	14/06/2025
24 RAILWAY PARADE, DEER PARK VIC 3023	\$780,000	31/05/2025
4 EMMETTS MEWS, DEER PARK VIC 3023	\$745,000	03/02/2025

This Statement of Information was prepared on: 10/07/2025