

## 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

24 KYNOCH 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

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,500

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 7 OPIE ROAD DEER PARK VIC 3023      | \$558,100 | 02-Jun-25 |
| 6 SLOUGH STREET DEER PARK VIC 3023  | \$611,000 | 05-Apr-25 |
| 36 WELWYN PARADE DEER PARK VIC 3023 | \$660,000 | 03-Jun-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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**7 OPIE ROAD DEER PARK VIC 3023** Sold Price

<sup>RS</sup> **\$558,100** Sold Date **02-Jun-25**

3 1 2

Distance **1.67km**



**6 SLOUGH STREET DEER PARK VIC 3023** Sold Price

**\$611,000** Sold Date **05-Apr-25**

3 1 -

Distance **0.19km**



**36 WELWYN PARADE DEER PARK VIC 3023** Sold Price

<sup>RS</sup> **\$660,000** Sold Date **03-Jun-25**

3 1 2

Distance **0.12km**

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

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