

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

8 RUFOUS WAY DEANSIDE VIC 3336

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

\$825,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,500

Property type

House

Suburb

Deanside

Period-from

01 Jul 2025

to

30 Jun 2026

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

39 SPARROWHAWK CRESCENT DEANSIDE VIC 3336	\$826,500	19-Jan-26
96 CASCADE DRIVE AINTREE VIC 3336	\$885,000	23-Jan-26

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: 02 July 2026


**39 SPARROWHAWK CRESCENT
 DEANSIDE VIC 3336**
 4  3  2

Sold Price

\$826,500

Sold Date

19-Jan-26

Distance

2.2km

**96 CASCADE DRIVE AINTREE VIC
 3336**
 4  3  2

Sold Price

\$885,000

Sold Date

23-Jan-26

Distance

2.42km

RS = Recent sale

UN = Undisclosed Sale

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