

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

21 DOLLARBIRD DRIVE 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Deanside

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

| | | |
|---------------------------------------|-----------|-----------|
| 79 HARRIER CIRCUIT DEANSIDE VIC 3336 | \$830,000 | 04-Jul-25 |
| 12 ADENMORE CIRCUIT DEANSIDE VIC 3336 | \$795,000 | 28-Feb-25 |
| 21 ISHERWOOD ROAD DEANSIDE VIC 3336 | \$783,500 | 21-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.~~

This Statement of Information was prepared on: 10 July 2025

Adam Jones
P 0408693102
M 0408693102
E ajones@barryplant.com.au



**79 HARRIER CIRCUIT DEANSIDE
VIC 3336**

 4  2  2

Sold Price

^{RS}

\$830,000

Sold Date

04-Jul-25

Distance

1.43km



**12 ADENMORE CIRCUIT DEANSIDE
VIC 3336**

 3  3  2

Sold Price

\$795,000

Sold Date

28-Feb-25

Distance

1.48km



**21 ISHERWOOD ROAD DEANSIDE
VIC 3336**

 4  2  2

Sold Price

^{RS}

\$783,500

Sold Date

21-Jun-25

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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