

## 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

28 LAMING ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,500

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2024

to

31 May 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

1 EGAN STREET DEER PARK VIC 3023	596000	16-Apr-25
38 MEAGER STREET DEER PARK VIC 3023	620000	24-Apr-25
32 TASMAN AVENUE DEER PARK VIC 3023	605000	15-Mar-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: 23 June 2025



## 1 EGAN STREET DEER PARK VIC 3023

3 1 1

Sold Price

**596000**

Sold Date

**16-Apr-25**

Distance

**1.38km**



## 38 MEAGER STREET DEER PARK VIC 3023

3 1 1

Sold Price

**620000**

Sold Date

**24-Apr-25**

Distance

**1.31km**



## 32 TASMAN AVENUE DEER PARK VIC 3023

3 1 2

Sold Price

**605000**

Sold Date

**15-Mar-25**

Distance

**0.1km**



## 159 STATION ROAD DEER PARK VIC 3023

3 1 1

Sold Price

**600000**

Sold Date

**20-Mar-25**

Distance

**0.46km**



## 7 TRENTON CLOSE ALBANVALE VIC 3021

3 1 2

Sold Price

Sold Date

**26-Mar-25**

Distance

**1.01km**

RS = Recent sale

UN = Undisclosed Sale

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