

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

3 MARLEE 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Deanside

Period-from

01 Apr 2025

to

31 Mar 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

4 ALINTA DRIVE DEANSIDE VIC 3336	\$710,000	30-Sep-25
17 HARRIER CIRCUIT DEANSIDE VIC 3336	\$725,000	05-Oct-25
11 PASKAS DRIVE FRASER RISE VIC 3336	\$735,000	09-Aug-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: 11 April 2026



4 ALINTA DRIVE DEANSIDE VIC 3336

 4  2  2

Sold Price

\$710,000

Sold Date **30-Sep-25**

Distance **0.03km**



17 HARRIER CIRCUIT DEANSIDE VIC 3336

 4  2  2

Sold Price

\$725,000

Sold Date **05-Oct-25**

Distance **0.14km**



11 PASKAS DRIVE FRASER RISE VIC 3336

 4  2  2

Sold Price

\$735,000

Sold Date **09-Aug-25**

Distance **0.19km**



83 HARRIER CIRCUIT DEANSIDE VIC 3336

 4  2  2

Sold Price

^{RS} **\$810,000**

Sold Date **17-Mar-26**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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