

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 MUTTONWOOD CRESCENT 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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,500

Property type

House

Suburb

Deanside

Period-from

01 Jun 2025

to

31 May 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

25 ALISMA AVENUE DEANSIDE VIC 3336	\$850,000	24-Apr-26
18 EMILIA CIRCUIT FRASER RISE VIC 3336	\$870,000	16-Jan-25
14 GOOSEBERRY ROAD AINTREE VIC 3336	\$850,000	24-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: 25 June 2026



25 ALISMA AVENUE DEANSIDE VIC 3336 Sold Price **\$850,000** Sold Date **24-Apr-26**

 5  3  2

Distance **0.33km**



18 EMILIA CIRCUIT FRASER RISE VIC 3336 Sold Price **\$870,000** Sold Date **16-Jan-25**

 4  3  2

Distance **1.06km**



14 GOOSEBERRY ROAD AINTREE VIC 3336 Sold Price **\$850,000** Sold Date **24-Jan-26**

 4  3  2

Distance **1.18km**



14 ARKWRIGHT STREET DEANSIDE VIC 3336 Sold Price **\$855,000** Sold Date **29-Sep-25**

 4  3  2

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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