

## 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

35 REED COURT DEANSIDE VIC 3336

### 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

\$1,145,000

&

\$1,185,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Deanside

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

9 ROMNEY STREET DEANSIDE VIC 3336	\$1,070,000	16-Sep-24
9 BEST DRIVE DEANSIDE VIC 3336	\$1,000,000	03-Oct-24
9 ART DECO DRIVE DEANSIDE VIC 3336	\$930,000	05-Dec-24

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: 30 June 2025

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**9 ROMNEY STREET DEANSIDE VIC 3336**

Sold Price

**\$1,070,000**

Sold Date

**16-Sep-24**



4



3



2

Distance

**0.68km**



**9 BEST DRIVE DEANSIDE VIC 3336**

Sold Price

**\$1,000,000**

Sold Date

**03-Oct-24**



4



2



2

Distance

**1.8km**



**9 ART DECO DRIVE DEANSIDE VIC 3336**

Sold Price

**\$930,000**

Sold Date

**05-Dec-24**



4



3



2

Distance

**1.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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