

## 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

2 ALLANDALE DRIVE 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$694,000

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2025

to

28 Feb 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

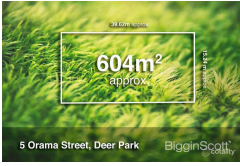
Date of sale

5 ORAMA STREET DEER PARK VIC 3023	\$620,000	09-Feb-26
1/60 LEWIN STREET DEER PARK VIC 3023	\$615,000	27-Oct-25
1/31 CARROLL STREET DEER PARK VIC 3023	\$615,000	20-Nov-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 March 2026



**5 ORAMA STREET DEER PARK VIC 3023**

Sold Price

<sup>RS</sup> **\$620,000** Sold Date **09-Feb-26**

 -  -  -

Distance **0.8km**



**1/60 LEWIN STREET DEER PARK VIC 3023**

Sold Price

**\$615,000** Sold Date **27-Oct-25**

 3  2  1

Distance **0.23km**



**1/31 CARROLL STREET DEER PARK VIC 3023**

Sold Price

Sold Date **20-Nov-25**

 2  1  1

Distance **0.74km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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