

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

1/12 SALMOND STREET DEER PARK VIC 3023

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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$554,000

Property type

Unit

Suburb

Deer Park

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

1/56 DUMFRIES STREET DEER PARK VIC 3023	\$507,000	08-Mar-25
1/5 STEVENSTON STREET DEER PARK VIC 3023	\$522,000	03-Mar-25
2/36 LAMING ROAD DEER PARK VIC 3023	\$515,000	26-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: 05 April 2026


**1/56 DUMFRIES STREET DEER
PARK VIC 3023**
 3  1  2

 Sold Price **\$507,000** Sold Date **08-Mar-25**

 Distance **0.18km**

**1/5 STEVENSTON STREET DEER
PARK VIC 3023**
 2  1  1

 Sold Price **\$522,000** Sold Date **03-Mar-25**

 Distance **0.44km**

**2/36 LAMING ROAD DEER PARK
VIC 3023**
 3  1  1

 Sold Price **\$515,000** Sold Date **26-Mar-25**

 Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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