

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

6 EARLSFERRY LANE 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

\$665,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$694,000

Property type

House

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

| | | |
|-------------------------------------|-----------|-----------|
| 51 PIONEER DRIVE DEER PARK VIC 3023 | \$714,000 | 08-Mar-26 |
| 32A BAYLISS ROAD DEER PARK VIC 3023 | \$668,000 | 08-Nov-25 |
| 2 BRENDA MEWS DERRIMUT VIC 3026 | \$680,000 | 04-Nov-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: 09 April 2026

Sandeep Kathpalia

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**51 PIONEER DRIVE DEER PARK VIC 3023** Sold Price^{RS} **\$714,000** Sold Date **08-Mar-26**

🛏️ 3 🚿 2 🚗 1

Distance **0.59km****32A BAYLISS ROAD DEER PARK VIC 3023** Sold Price**\$668,000** Sold Date **08-Nov-25**

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Distance **0.94km****2 BRENDA MEWS DERRIMUT VIC 3026** Sold Price**\$680,000** Sold Date **04-Nov-24**

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Distance **0.84km****RS** = Recent sale**UN** = Undisclosed Sale

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