

## 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

34 MANDERSTON AVENUE DERRIMUT VIC 3026

### 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$809,500

Property type

House

Suburb

Derrimut

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

11 SHERRINGTON GRANGE DERRIMUT VIC 3026	\$730,000	09-Apr-25
47 DUNCOMBE PARK WAY DEER PARK VIC 3023	\$750,000	11-Mar-26
18 LONGFIELD WAY DEER PARK VIC 3023	\$740,000	24-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: 16 April 2026



**11 SHERRINGTON GRANGE  
DERRIMUT VIC 3026**

 4  2  2

Sold Price **\$730,000** Sold Date **09-Apr-25**

Distance **0.24km**



**47 DUNCOMBE PARK WAY DEER  
PARK VIC 3023**

 3  2  2

Sold Price **\$750,000** Sold Date **11-Mar-26**

Distance **1.57km**



**18 LONGFIELD WAY DEER PARK  
VIC 3023**

 3  2  2

Sold Price **\$740,000** Sold Date **24-Nov-25**

Distance **1.79km**

RS = Recent sale      UN = Undisclosed Sale

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