

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

5 STAPEHILL COURT 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

\$775,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,000

Property type

House

Suburb

Deer Park

Period-from

01 Feb 2025

to

31 Jan 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

3 PENHURST PLACE DEER PARK VIC 3023	\$760,000	04-Nov-25
126 LENNON PARKWAY DERRIMUT VIC 3026	\$870,000	24-Nov-25
21 HARDWICK CRESCENT DERRIMUT VIC 3026	\$835,000	06-Sep-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: 26 February 2026


**3 PENHURST PLACE DEER PARK
VIC 3023**
 3
  2
  2

Sold Price

\$760,000Sold Date **04-Nov-25**

Distance

0.13km
**126 LENNON PARKWAY DERRIMUT
VIC 3026**
 4
  2
  2

Sold Price

\$870,000Sold Date **24-Nov-25**

Distance

0.26km
**21 HARDWICK CRESCENT
DERRIMUT VIC 3026**
 4
  2
  2

Sold Price

\$835,000Sold Date **06-Sep-25**

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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