

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 SIANG ROAD DEANSIDE VIC 3336

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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Deanside

Period-from

01 Oct 2024

to

30 Sep 2025

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 KYLIE CLOSE DEANSIDE VIC 3336	\$920,000	11-Jan-25
14 ARCHDALE STREET DEANSIDE VIC 3336	\$820,000	14-Aug-25
4 DOLLARBIRD DRIVE DEANSIDE VIC 3336	\$895,000	30-May-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.~~

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3 KYLIE CLOSE DEANSIDE VIC 3336

 4  2  2

Sold Price **\$920,000** Sold Date **11-Jan-25**

Distance **0.26km**

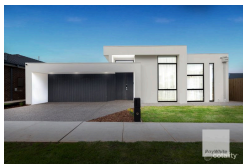


14 ARCHDALE STREET DEANSIDE VIC 3336

 4  2  2

Sold Price **\$820,000** Sold Date **14-Aug-25**

Distance **0.75km**



4 DOLLARBIRD DRIVE DEANSIDE VIC 3336

 4  2  2

Sold Price **\$895,000** Sold Date **30-May-24**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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