

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

4 BIVONGI 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Deanside

Period-from

01 Nov 2024

to

31 Oct 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

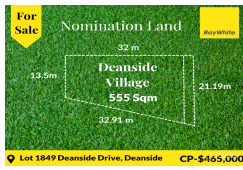
4 DEANSIDE DRIVE DEANSIDE VIC 3336	\$432,000	04-Apr-25
7 HAMPTON STREET DEANSIDE VIC 3336	\$450,000	28-May-25
26 CROTONE AVENUE DEANSIDE VIC 3336	\$501,000	08-May-25

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: 24 November 2025

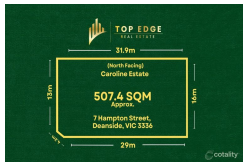
Ned Nikolic
P 03 9746 6000
M 0401 284 479
E nnikolic@barryplant.com.au



4 DEANSIDE DRIVE DEANSIDE VIC 3336 Sold Price **\$432,000** Sold Date **04-Apr-25**



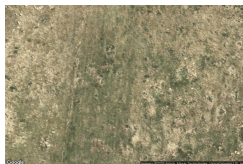
Distance **0.14km**



7 HAMPTON STREET DEANSIDE VIC 3336 Sold Price **\$450,000** Sold Date **28-May-25**



Distance **1.86km**



26 CROTON AVENUE DEANSIDE VIC 3336 Sold Price **\$501,000** Sold Date **08-May-25**



Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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