

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

37 CARROLL STREET 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	\$600,000	&	\$650,000
--------------	--	---------------------	-----------	---	-----------

Median sale price

(*Delete house or unit as applicable)

Median Price	\$676,250	Property type	Land	Suburb	Deer Park
Period-from	01 Jan 2025	to	31 Dec 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

81 Welwyn Parade,, Deer Park, Vic 3023	\$645,000	Sold on 21 Oct 2025
51 Hamilton Street, Deer Park, Vic 3023	\$620,000	Sold on 23 Jun 2025
4 Hogan Street, Deer Park, Vic 3023	\$570,000	Sold on 02 Oct 2025

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: 27 January 2026