

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

1/12 SLOUGH 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

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

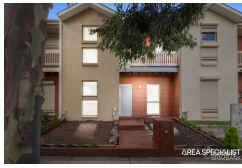
Date of sale

6 ROSEWOOD LANE CAIRNLEA VIC 3023	\$670,000	08-Dec-25
1/18 IRVINE STREET DEER PARK VIC 3023	\$630,000	05-Dec-25
1/3 MONTASELL AVENUE DEER PARK VIC 3023	\$616,000	07-Aug-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: 02 February 2026



**6 ROSEWOOD LANE CAIRNLEA
VIC 3023**

 3  2  2

Sold Price **\$670,000** Sold Date **08-Dec-25**

Distance **1.58km**



**1/18 IRVINE STREET DEER PARK
VIC 3023**

 3  2  1

Sold Price **\$630,000** Sold Date **05-Dec-25**

Distance **0.11km**



**1/3 MONTASELL AVENUE DEER
PARK VIC 3023**

 3  2  1

Sold Price **\$616,000** Sold Date **07-Aug-25**

Distance **0.41km**

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

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