

## 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 PHYLLIS PARADE DEER PARK VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$694,000

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2025

to

28 Feb 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 17 BIRCHWOOD BOULEVARD DEER PARK VIC 3023 | \$675,000 | 15-Feb-25 |
| 40 THROSBY CRESCENT DEER PARK VIC 3023    | \$670,000 | 29-Aug-25 |
| 10 JOULES COURT DEER PARK VIC 3023        | \$661,000 | 08-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: 17 March 2026



**17 BIRCHWOOD BOULEVARD  
DEER PARK VIC 3023**

 3  1  1

Sold Price **\$675,000** Sold Date **15-Feb-25**

Distance **0.04km**



**40 THROSBY CRESCENT DEER  
PARK VIC 3023**

 3  1  2

Sold Price **\$670,000** Sold Date **29-Aug-25**

Distance **0.29km**



**10 JOULES COURT DEER PARK VIC  
3023**

 3  1  2

Sold Price **\$661,000** Sold Date **08-Sep-25**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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