

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 BRACKNELL PLACE 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Deer Park

Period-from

01 May 2025

to

30 Apr 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

5 WARRINGTON CRESCENT DEER PARK VIC 3023	\$635,000	01-Dec-25
63 NEALE ROAD DEER PARK VIC 3023	\$650,000	06-Jan-26
10 PHYLLIS PARADE DEER PARK VIC 3023	\$620,000	23-Apr-26

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: 19 May 2026



5 WARRINGTON CRESCENT DEER PARK VIC 3023

 3  1  5

Sold Price **\$635,000** Sold Date **01-Dec-25**

Distance **0.59km**



63 NEALE ROAD DEER PARK VIC 3023

 3  1  2

Sold Price **\$650,000** Sold Date **06-Jan-26**

Distance **0.95km**



10 PHYLLIS PARADE DEER PARK VIC 3023

 3  1  2

Sold Price ^{RS} **\$620,000** Sold Date **23-Apr-26**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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