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	$560,000	&	$610,000

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
3 BELGRAVE STREET ALBANVALE VIC 3021	$580,000	07-Feb-26
10 PHYLLIS PARADE DEER PARK VIC 3023	$620,000	23-Apr-26
83 WELWYN PARADE DEER PARK VIC 3023	$600,000	18-Jan-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: 30 May 2026

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3 BELGRAVE STREET ALBANVALE VIC 3021

3 1 1

Sold Price **$580,000** Sold Date **07-Feb-26**

Distance **1.39km**



10 PHYLLIS PARADE DEER PARK VIC 3023

3 1 2

Sold Price RS **$620,000** Sold Date **23-Apr-26**

Distance **0.91km**



83 WELWYN PARADE DEER PARK VIC 3023

3 1 2

Sold Price **$600,000** Sold Date **18-Jan-26**

Distance **1.68km**

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

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