

# 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

10 PORTER COURT 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

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$676,250

Property type

House

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 22 AMBON AVENUE DEER PARK VIC 3023  | \$655,000 | 20-Dec-25 |
| 10 JOULES COURT DEER PARK VIC 3023  | \$661,000 | 08-Sep-25 |
| 16 FERRIS AVENUE DEER PARK VIC 3023 | \$700,000 | 20-Nov-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: 28 January 2026

Jason Allen  
P 8326 8888  
M 0413 090 788  
E jallen@barryplant.com.au



### 22 AMBON AVENUE DEER PARK VIC 3023

 3
 1
 2

Sold Price

<sup>RS</sup> **\$655,000** Sold Date **20-Dec-25**

Distance **0.67km**



### 10 JOULES COURT DEER PARK VIC 3023

 3
 1
 2

Sold Price

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

Distance **0.63km**



### 16 FERRIS AVENUE DEER PARK VIC 3023

 3
 1
 4

Sold Price

**\$700,000** Sold Date **20-Nov-25**

Distance **0.65km**

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

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