

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

1/69 CARROLL 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

\$496,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,500

Property type

Unit

Suburb

Deer Park

Period-from

01 Sep 2025

to

31 Aug 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

2/19 BAYLISS ROAD DEER PARK VIC 3023	\$527,000	12-May-26
2/4 GLENCAIRN AVENUE DEER PARK VIC 3023	\$505,000	09-Apr-26
66 HATCHLANDS DRIVE DEER PARK VIC 3023	\$510,000	10-Mar-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: 21 September 2026



2/19 BAYLISS ROAD DEER PARK VIC 3023

2 1 1

Sold Price

\$527,000

Sold Date **12-May-26**

Distance **0.67km**



2/4 GLENCAIRN AVENUE DEER PARK VIC 3023

2 1 1

Sold Price

\$505,000

Sold Date **09-Apr-26**

Distance **1.39km**



66 HATCHLANDS DRIVE DEER PARK VIC 3023

2 1 1

Sold Price

\$510,000

Sold Date **10-Mar-26**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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