

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

10 Battery Road, Dereel Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$610,000

Median sale price

Median price \$657,500

Property Type House

Suburb Dereel

Period - From 26/05/2025

to

25/05/2026

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	165 Dereel Rokewood Junction Rd DEREEL 3352	\$580,000	30/04/2026
2	169 Dereel Rokewood Junction Rd DEREEL 3352	\$610,000	09/12/2025
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

26/05/2026 16:31



3 1 4

Rooms: 1
Property Type: House
Land Size: 25300 sqm approx
Agent Comments

Indicative Selling Price
 \$580,000 - \$610,000
Median House Price
 26/05/2025 - 25/05/2026: \$657,500

Comparable Properties



165 Dereel Rokewood Junction Rd DEREEL 3352 (REI) **Agent Comments**

3 1 4

Price: \$580,000
Method: Private Sale
Date: 30/04/2026
Property Type: House
Land Size: 20234.30 sqm approx



169 Dereel Rokewood Junction Rd DEREEL 3352 (REI/VG) **Agent Comments**

3 1 3

Price: \$610,000
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 20234.30 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555