

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

11 Barnmead Street, Deanside Vic 3336

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$699,500

Property Type House

Suburb Deanside

Period - From 29/05/2025

to

28/05/2026

Source Property Data

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 six 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	8 Brimba Rd DEANSIDE 3336	\$762,000	11/02/2026
2	5 Dollarbird Dr DEANSIDE 3336	\$850,000	12/12/2025
3	6 Siang Rd DEANSIDE 3336	\$800,000	08/12/2025

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 six months.~~

This Statement of Information was prepared on:

29/05/2026 11:01



4 2 2

Property Type: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

29/05/2025 - 28/05/2026: \$699,500

Comparable Properties



8 Brimba Rd DEANSIDE 3336 (VG)

Agent Comments

4 - -

Price: \$762,000

Method: Sale

Date: 11/02/2026

Property Type: House (Res)

Land Size: 392 sqm approx



5 Dollarbird Dr DEANSIDE 3336 (REI/VG)

Agent Comments

4 3 2

Price: \$850,000

Method: Private Sale

Date: 12/12/2025

Property Type: House

Land Size: 448 sqm approx



6 Siang Rd DEANSIDE 3336 (REI/VG)

Agent Comments

4 2 2

Price: \$800,000

Method: Private Sale

Date: 08/12/2025

Property Type: House

Land Size: 400 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481