

## 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

13 EARLSFIELD COURT DEER PARK VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Deer Park

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

16-17 COLUMBIA COURT DEER PARK VIC 3023	\$812,500	29-Jan-25
11 STOKE STREET DEER PARK VIC 3023	\$810,000	30-Apr-25
62 HEMSLEY DRIVE DEER PARK VIC 3023	\$800,000	27-Feb-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: 22 May 2025



## 16-17 COLUMBIA COURT DEER PARK VIC 3023

4 2 4

Sold Price

**\$812,500**

Sold Date

**29-Jan-25**

Distance

**1.31km**



## 11 STOKE STREET DEER PARK VIC 3023

3 1 2

Sold Price

<sup>RS</sup> **\$810,000**

Sold Date

**30-Apr-25**

Distance

**0.46km**



## 62 HEMSLEY DRIVE DEER PARK VIC 3023

3 2 2

Sold Price

**\$800,000**

Sold Date

**27-Feb-25**

Distance

**1.88km**

RS = Recent sale

UN = Undisclosed Sale

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