

INWEST REAL ESTATE

PROPERTY PRICE STATEMENT

13 Falconberg Street, Deanside VIC 3336

Property type: Vacant residential land

Land area: **392 m²**

Prepared: 16 October 2026

Indicative selling price

To be confirmed following review of the property title, land attributes, relevant comparable sales and vendor instructions.

Comparable sales - preliminary market evidence

Property	Land area	Reported sold price	Reported sale date
65 Bray Street, Deanside	424 m ²	\$440,000	16 Sep 2026
14 Siang Road, Deanside	400 m ²	\$415,000	29 Jul 2026
13 Balbarrup Avenue, Deanside	400 m ²	\$400,000	22 Jun 2026

These reported sales are preliminary references only and have not been verified for statutory comparability, proximity, title conditions or land attributes. The subject lot is 392 m².

Information to confirm

Lot/plan and title status: _____

Proposed advertised price / price range: _____

Compliance note

This is a preliminary price statement, **not a completed Victorian Statement of Information**. Before publication, verify the indicative selling price, three qualifying comparable sales (or reasons if unavailable), and the relevant suburb median sale price and period. Do not advertise a price based solely on this draft.

Inwest Real Estate

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Source: publicly reported Domain sold vacant-land listings for Deanside, accessed 16 October 2026.

<https://www.domain.com.au/sold-listings/deanside-vic-3336/vacant-land/>