

## 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

2/12 PARKWOOD 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,250

Property type

Unit

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

|  |           |           |
|--|-----------|-----------|
| 88 PIONEER DRIVE DEER PARK VIC 3023    | \$725,000 | 13-Mar-25 |
| 1/64 MILLBANK DRIVE DEER PARK VIC 3023 | \$705,000 | 25-Feb-25 |
| 52 CHRISTIE STREET DEER PARK VIC 3023  | \$686,000 | 17-May-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: 27 May 2025



**88 PIONEER DRIVE DEER PARK  
VIC 3023**

 4  2  2

Sold Price

**\$725,000**

Sold Date

**13-Mar-25**

Distance

**0.35km**



**1/64 MILLBANK DRIVE DEER PARK  
VIC 3023**

 1  2  1

Sold Price

**\$705,000**

Sold Date

**25-Feb-25**

Distance

**1.62km**



**52 CHRISTIE STREET DEER PARK  
VIC 3023**

 3  2  1

Sold Price

<sup>RS</sup> **\$686,000**

Sold Date

**17-May-25**

Distance

**1.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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