

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

23 TAMAR DRIVE DEER PARK VIC 3023

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Deer Park

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

5 WARRINGTON CRESCENT DEER PARK VIC 3023	\$635,000	01-Dec-25
63 NEALE ROAD DEER PARK VIC 3023	\$650,000	06-Jan-26
2 APRIL CLOSE ALBANVALE VIC 3021	\$640,000	06-Apr-26

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.~~

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5 WARRINGTON CRESCENT DEER PARK VIC 3023

 3  1  5

Sold Price

\$635,000

Sold Date

01-Dec-25

Distance

0.15km



63 NEALE ROAD DEER PARK VIC 3023

 3  1  2

Sold Price

\$650,000

Sold Date

06-Jan-26

Distance

0.85km



2 APRIL CLOSE ALBANVALE VIC 3021

 3  1  4

Sold Price

\$640,000

Sold Date

06-Apr-26

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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