

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

32 HEMSLEY 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Deer Park

Period-from

01 Aug 2025

to

31 Jul 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

45 TULLOCH STREET DEER PARK VIC 3023	\$780,000	24-Jul-26
5 EMMETTS MEWS DEER PARK VIC 3023	\$880,000	14-Mar-26
10 MARCELLIN COURT DEER PARK VIC 3023	\$807,000	15-Aug-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.~~

This Statement of Information was prepared on: 20 August 2026



45 TULLOCH STREET DEER PARK VIC 3023

Sold Price

^{RS}
\$780,000

Sold Date

24-Jul-26

4

2

4

Distance

0.48km


5 EMMETTS MEWS DEER PARK VIC 3023

Sold Price

\$880,000

Sold Date

14-Mar-26

4

2

2

Distance

0.7km


10 MARCELLIN COURT DEER PARK VIC 3023

Sold Price

^{RS}
\$807,000

Sold Date

15-Aug-26

4

2

4

Distance

1.02km
RS = Recent sale

UN = Undisclosed Sale

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