

## 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

38 MEAGER STREET 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

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2024

to

31 May 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

4 WELLINGTON COURT DEER PARK VIC 3023	\$700,000	09-Dec-24
17 AYCLIFFE DRIVE DEER PARK VIC 3023	\$697,000	03-Apr-25
34 POOLE STREET DEER PARK VIC 3023	\$705,000	06-Mar-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: 06 June 2025

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#### 4 WELLINGTON COURT DEER PARK VIC 3023

 3  1  2

Sold Price **\$700,000** Sold Date **09-Dec-24**

Distance **1.5km**



#### 17 AYCLIFFE DRIVE DEER PARK VIC 3023

 3  1  2

Sold Price **\$697,000** Sold Date **03-Apr-25**

Distance **1.91km**



#### 34 POOLE STREET DEER PARK VIC 3023

 3  1  4

Sold Price **\$705,000** Sold Date **06-Mar-25**

Distance **0.45km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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