

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

39 ERINDALE AVENUE 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2025

to

31 May 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

44 BILLINGHAM ROAD DEER PARK VIC 3023	\$690,000	20-Mar-26
30 SALMOND STREET DEER PARK VIC 3023	\$650,000	12-May-26
10 PORTER COURT DEER PARK VIC 3023	\$705,000	19-Feb-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: 29 June 2026

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44 BILLINGHAM ROAD DEER PARK VIC 3023 Sold Price **\$690,000** Sold Date **20-Mar-26**

 4  1  9

Distance **0.57km**



30 SALMOND STREET DEER PARK VIC 3023 Sold Price **\$650,000** Sold Date **12-May-26**

 3  1  1

Distance **0.84km**



10 PORTER COURT DEER PARK VIC 3023 Sold Price **\$705,000** Sold Date **19-Feb-26**

 3  1  3

Distance **0.71km**

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

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