

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

51 HAMILTON STREET 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Land

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

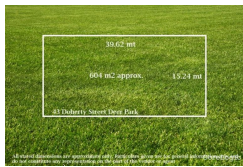
Date of sale

43 DOHERTY STREET DEER PARK VIC 3023	\$610,000	21-Nov-24
25 BAYLISS ROAD DEER PARK VIC 3023	\$590,000	17-Jun-24
20 BAYLISS ROAD DEER PARK VIC 3023	\$560,000	17-Apr-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: 22 May 2025



43 DOHERTY STREET DEER PARK VIC 3023

Sold Price

\$610,000

Sold Date

21-Nov-24



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Distance

0.58km



25 BAYLISS ROAD DEER PARK VIC 3023

Sold Price

\$590,000

Sold Date

17-Jun-24



5



5



-

Distance

0.73km



20 BAYLISS ROAD DEER PARK VIC 3023

Sold Price

\$560,000

Sold Date

17-Apr-25



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Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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