

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

9 CROYDON 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

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

1/2 GLENCAIRN AVENUE DEER PARK VIC 3023	\$610,000	17-Feb-26
1/18 IRVINE STREET DEER PARK VIC 3023	\$630,000	05-Dec-25
45 KYNOCH STREET DEER PARK VIC 3023	\$632,000	06-Dec-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.~~

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1/2 GLENCAIRN AVENUE DEER PARK VIC 3023

3 1 1

Sold Price **\$610,000** Sold Date **17-Feb-26**

Distance **1.23km**



1/18 IRVINE STREET DEER PARK VIC 3023

3 2 1

Sold Price **\$630,000** Sold Date **05-Dec-25**

Distance **0.64km**



45 KYNOCH STREET DEER PARK VIC 3023

3 1 1

Sold Price **\$632,000** Sold Date **06-Dec-25**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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