

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

4 ARCHDALE STREET DEANSIDE VIC 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$852,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Deanside

Period-from

01 Sep 2024

to

31 Aug 2025

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

79 HARRIER CIRCUIT DEANSIDE VIC 3336	\$830,000	21-Jun-25
10 FIGTREE ROAD DEANSIDE VIC 3336	\$840,000	07-Aug-25
3 ARCHDALE STREET DEANSIDE VIC 3336	\$845,000	05-Jun-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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**79 HARRIER CIRCUIT DEANSIDE
VIC 3336**

 4  2  2

Sold Price **\$830,000** Sold Date **21-Jun-25**

Distance **1.44km**



**10 FIGTREE ROAD DEANSIDE VIC
3336**

 4  3  2

Sold Price ^{RS} **\$840,000** Sold Date **07-Aug-25**

Distance **1.77km**



**3 ARCHDALE STREET DEANSIDE
VIC 3336**

 4  3  2

Sold Price ^{RS} **\$845,000** Sold Date **05-Jun-25**

Distance **0.1km**

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

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