

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

25 TRAPANI GROVE 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

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Land

Suburb

Deanside

Period-from

01 Mar 2025

to

28 Feb 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

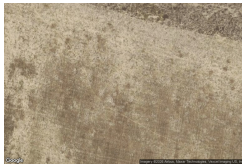
Date of sale

26 TRIESTE CRESCENT DEANSIDE VIC 3336	\$415,000	14-Jan-25
14 TRIESTE CRESCENT DEANSIDE VIC 3336	\$410,000	13-Apr-25
19 MILAN STREET DEANSIDE VIC 3336	\$397,000	14-Oct-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: 03 March 2026



26 TRIESTE CRESCENT DEANSIDE VIC 3336

Sold Price

\$415,000

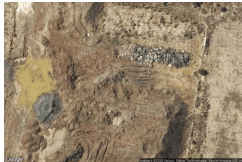
Sold Date

14-Jan-25

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Distance

0.42km



14 TRIESTE CRESCENT DEANSIDE VIC 3336

Sold Price

\$410,000

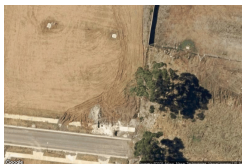
Sold Date

13-Apr-25

 -  -  -

Distance

0.39km



19 MILAN STREET DEANSIDE VIC 3336

Sold Price

\$397,000

Sold Date

14-Oct-25

 -  -  -

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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