

## 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

38/42-90 VERE COURT DEANSIDE VIC 3336

### Indicative selling price

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

Single Price

\$349,990

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$379,000

Property type

Land

Suburb

Deanside

Period-from

01 Jul 2025

to

30 Jun 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

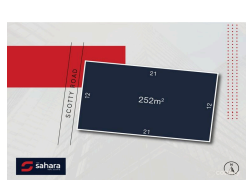
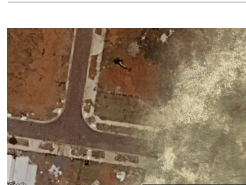
|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 27 MANGIONI DRIVE DEANSIDE VIC 3336   | \$342,000 | 22-Feb-26 |
| 6 SCOTTY ROAD DEANSIDE VIC 3336       | \$320,000 | 17-Nov-25 |
| 75 COLLETTE CIRCUIT DEANSIDE VIC 3336 | \$320,000 | 18-Nov-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: 07 July 2026

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|                                                                                   |                                                                                                                                                                                                                                                                                                             |                             |                                                          |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------------------------------|
|  | <b>27 MANGIONI DRIVE DEANSIDE VIC 3336</b><br> -  -  -   | Sold Price <b>\$342,000</b> | Sold Date <b>22-Feb-26</b><br><br>Distance <b>1.75km</b> |
|  | <b>6 SCOTTY ROAD DEANSIDE VIC 3336</b><br> 3  2  -       | Sold Price <b>\$320,000</b> | Sold Date <b>17-Nov-25</b><br><br>Distance <b>1.64km</b> |
|  | <b>75 COLLETTE CIRCUIT DEANSIDE VIC 3336</b><br> -  -  - | Sold Price                  | Sold Date <b>18-Nov-25</b><br><br>Distance <b>0.39km</b> |

RS = Recent sale      UN = Undisclosed Sale

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