

## 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

60 LITORIA DRIVE 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

or range  
between

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,500

Property type

House

Suburb

Deanside

Period-from

01 Sep 2025

to

31 Aug 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 13 DAYSPRING ROAD DEANSIDE VIC 3336   | \$680,000 | 04-Sep-26 |
| 32 PEACHTREE AVENUE DEANSIDE VIC 3336 | \$692,000 | 01-Sep-26 |
| 13 ARKBAR AVENUE DEANSIDE VIC 3336    | \$655,000 | 17-Aug-26 |

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: 11 September 2026


**13 DAYSPRING ROAD DEANSIDE  
VIC 3336**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$680,000** Sold Date **04-Sep-26**

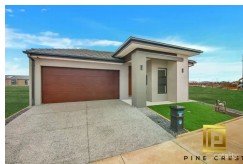
 Distance **1.33km**

**32 PEACHTREE AVENUE  
DEANSIDE VIC 3336**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$692,000** Sold Date **01-Sep-26**

 Distance **1.12km**

**13 ARKBAR AVENUE DEANSIDE  
VIC 3336**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$655,000** Sold Date **17-Aug-26**

 Distance **1.9km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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