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	4/36A ROBINSONS ROAD 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	$500,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	Unit	Suburb	Deer Park
Period-from	01 Nov 2024	to	31 Oct 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
1/36A ROBINSONS ROAD DEER PARK VIC 3023	$515,000	13-Aug-25
2/53 SALMOND STREET DEER PARK VIC 3023	$510,000	02-Jun-25
2/69 BAYLISS ROAD DEER PARK VIC 3023	$520,000	22-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: 14 November 2025

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1/36A ROBINSONS ROAD DEER PARK VIC 3023

2 1 1

Sold Price **$515,000** Sold Date **13-Aug-25**

Distance **0km**



2/53 SALMOND STREET DEER PARK VIC 3023

2 1 1

Sold Price **$510,000** Sold Date **02-Jun-25**

Distance **0.85km**



2/69 BAYLISS ROAD DEER PARK VIC 3023

2 1 2

Sold Price RS **$520,000** Sold Date **22-Oct-25**

Distance **1.07km**

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

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