

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

2/78 WELWYN PARADE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Dec 2024

to

30 Nov 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

3/78 WELWYN PARADE DEER PARK VIC 3023	\$470,000	29-Aug-25
1/15 TULLOCH STREET DEER PARK VIC 3023	\$540,000	21-Aug-25
2/69 BAYLISS ROAD DEER PARK VIC 3023	\$520,000	20-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: 22 December 2025

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3/78 WELWYN PARADE DEER PARK VIC 3023

 2  1  1

Sold Price **\$470,000** Sold Date **29-Aug-25**

Distance **0km**



1/15 TULLOCH STREET DEER PARK VIC 3023

 2  2  1

Sold Price **\$540,000** Sold Date **21-Aug-25**

Distance **1.38km**



2/69 BAYLISS ROAD DEER PARK VIC 3023

 2  1  2

Sold Price **\$520,000** Sold Date **20-Oct-25**

Distance **1.91km**

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

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