

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

9 WOOD STREET 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

House

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

9 BYRNE STREET DEER PARK VIC 3023	\$759,000	20-Dec-25
21 MEAGER STREET DEER PARK VIC 3023	\$760,000	06-Sep-25
25 SALMOND STREET DEER PARK VIC 3023	\$740,000	30-Aug-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: 23 December 2025

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9 BYRNE STREET DEER PARK VIC 3023

Sold Price

^{RS}

\$759,000

Sold Date

20-Dec-25

 3

 1

 5

Distance

0.15km



21 MEAGER STREET DEER PARK VIC 3023

Sold Price

\$760,000

Sold Date

06-Sep-25

 4

 2

 2

Distance

0.75km



25 SALMOND STREET DEER PARK VIC 3023

Sold Price

\$740,000

Sold Date

30-Aug-25

 3

 1

 2

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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