

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

5 MONTASELL AVENUE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$694,000

Property type

House

Suburb

Deer Park

Period-from

01 May 2025

to

30 Apr 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

6 MILLBANK DRIVE DEER PARK VIC 3023	\$650,000	11-Oct-25
39 HUDDERSFIELD ROAD DEER PARK VIC 3023	\$688,890	17-Mar-26
18 NEWBURY STREET DEER PARK VIC 3023	\$647,500	26-Jan-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: 06 May 2026

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**6 MILLBANK DRIVE DEER PARK
VIC 3023**

 3  1  1

Sold Price

\$650,000

Sold Date

11-Oct-25

Distance

0.36km



**39 HUDDERSFIELD ROAD DEER
PARK VIC 3023**

 4  1  1

Sold Price

\$688,890

Sold Date

17-Mar-26

Distance

0.98km



**18 NEWBURY STREET DEER PARK
VIC 3023**

 3  1  2

Sold Price

\$647,500

Sold Date

26-Jan-26

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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