

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

1/51 CARROLL 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

\$596,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

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

1/89 QUINN STREET DEER PARK VIC 3023	\$612,000	31-Jan-26
2/2 DOHERTY STREET DEER PARK VIC 3023	\$590,000	26-Feb-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: 15 May 2026

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**1/89 QUINN STREET DEER PARK
VIC 3023**

Sold Price

\$612,000

Sold Date

31-Jan-26



3



2



1

Distance

0.44km



**2/2 DOHERTY STREET DEER PARK
VIC 3023**

Sold Price

\$590,000

Sold Date

26-Feb-26



3



1



1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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