

## 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

10 MARCELLIN COURT DEER PARK VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Deer Park

Period-from

01 Jul 2025

to

30 Jun 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 9 DOHERTY STREET DEER PARK VIC 3023 | \$775,000 | 23-May-26 |
| 20 TAMAR DRIVE DEER PARK VIC 3023   | \$776,000 | 25-May-26 |
| 87 TAMAR DRIVE DEER PARK VIC 3023   | \$770,000 | 11-Apr-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: 20 July 2026

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**9 DOHERTY STREET DEER PARK VIC 3023**

Sold Price

<sup>RS</sup>

**\$775,000**

Sold Date

**23-May-26**



3



2



2

Distance

**0.66km**



**20 TAMAR DRIVE DEER PARK VIC 3023**

Sold Price

**\$776,000**

Sold Date

**25-May-26**



4



2



2

Distance

**1.12km**



**87 TAMAR DRIVE DEER PARK VIC 3023**

Sold Price

**\$770,000**

Sold Date

**11-Apr-26**



3



2



6

Distance

**1.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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