

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 HARRISONS ROAD DEREEL VIC 3352

Indicative selling price

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

Single Price

\$269,990

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$197,375

Property type

Land

Suburb

Dereel

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

74 BLISS ROAD DEREEL VIC 3352	\$262,500	26-Nov-25
LOT 73 GREVILLEA ROAD DEREEL VIC 3352	\$253,000	10-Dec-25
388 FERRERS ROAD DEREEL VIC 3352	\$280,000	10-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 March 2026



74 BLISS ROAD DEREEL VIC 3352

Sold Price

\$262,500

Sold Date

26-Nov-25



1



1



2

Distance

0.83km



LOT 73 GREVILLEA ROAD DEREEL VIC 3352

Sold Price

\$253,000

Sold Date

10-Dec-25



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-



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Distance

4.91km



388 FERRERS ROAD DEREEL VIC 3352

Sold Price

\$280,000

Sold Date

10-Sep-25



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Distance

5.03km

RS = Recent sale

UN = Undisclosed Sale

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