

Nearby Comparable Sold Properties

There are 6 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$182,740 and the highest sale price is \$430,000 with a median sale price of \$421,000. Days listed ranges from 6 to 89 days with the average currently at 39 days for these selected properties.

8 ARKWRIGHT ST, DEANSIDE, VIC 3336

UBD Ref: Melbourne - 217 D1
Distance from Property: 474m



Property Type: Vacant Land
Area: 447 m²
Area \$/m²: \$962
RPD: 2008//PS905217

Features:

Sale Price: **\$430,000 (Normal Sale)**
Sale Date: 24/02/2025 Days to Sell: **6 Days**
Last Price: Contact Agent Chg %:
First Price: Contact Agent Chg %:



13 ARKWRIGHT ST, DEANSIDE, VIC 3336

UBD Ref: Melbourne - 217 D1
Distance from Property: 439m



Property Type: Vacant Land
Area: 349 m²
Area \$/m²: \$1,046
RPD: 2028//PS913460

Features:

Sale Price: **\$365,000 (Normal Sale)**
Sale Date: 03/03/2025 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



14 ARKWRIGHT ST, DEANSIDE, VIC 3336

UBD Ref: Melbourne - 217 D1
Distance from Property: 483m



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Property Type: Vacant Land
Area: 399 m²
Area \$/m²: \$1,035
RPD: 2005//PS905217

Features:

Sale Price: **\$413,000 (Normal Sale)**
Sale Date: 12/03/2025 Days to Sell: **32 Days**
Last Price: Contact Agent Chg %:
First Price: Contact Agent Chg %:



10 ARKWRIGHT ST, DEANSIDE, VIC 3336

UBD Ref: Melbourne - 217 D1
Distance from Property: 477m



Property Type: Vacant Land
Area: 447 m²
Area \$/m²: \$960
RPD: 2007//PS905217

Features:

Sale Price: **\$429,000 (Normal Sale)**
Sale Date: 13/03/2025 Days to Sell: **28 Days**
Last Price: Contact Agent Chg %:
First Price: Contact Agent Chg %:



38 DEANSIDE DR, DEANSIDE, VIC 3336

UBD Ref: Melbourne - 217 D1
Distance from Property: 412m



Property Type: Vacant Land
Area: 135 m²
Area \$/m²: \$1,354
RPD: 2020//PS917266

Features:

Sale Price: **\$182,740 (Normal Sale)**
Sale Date: 23/03/2025 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



12 ARKWRIGHT ST, DEANSIDE, VIC 3336



Property Type: Vacant Land
Area: 447 m²
Area \$/m²: \$960
RPD: 2006//PS905217

Features:

UBD Ref: Melbourne - 217 D1
Distance from Property: 480m



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Sale Price: **\$429,000 (Normal Sale)**

Sale Date: 13/05/2025 Days to Sell: **89 Days**

Last Price: Contact Agent Chg %:

First Price: Contact Agent Chg %:



DEANSIDE DRIVE, DEANSIDE, VIC 3336



Appraisal Price

This market analysis has been prepared on 18/07/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$356,000 to \$392,000