

## 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

45 JOEY CRESCENT DEANSIDE VIC 3336

### 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,500

Property type

House

Suburb

Deanside

Period-from

01 Jun 2025

to

31 May 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

22 DOLLARBIRD DRIVE DEANSIDE VIC 3336	\$671,000	29-May-26
38 CURTIN DRIVE DEANSIDE VIC 3336	\$636,600	17-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.

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**22 DOLLARBIRD DRIVE DEANSIDE VIC 3336**

Sold Price

<sup>RS</sup> **\$671,000** Sold Date **29-May-26**

4 2 2

Distance **1.16km**



**38 CURTIN DRIVE DEANSIDE VIC 3336**

Sold Price

<sup>RS</sup> **\$636,600** Sold Date **17-Apr-26**

4 2 2

Distance **0.47km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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