

## 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 GIBBS STREET 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

\$610,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Deanside

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

3 GIBBS STREET DEANSIDE VIC 3336	\$632,000	18-Jun-25
5 STARKE STREET DEANSIDE VIC 3336	\$642,500	14-Apr-25
36 CURTIN DRIVE DEANSIDE VIC 3336	\$660,000	07-Mar-25

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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**3 GIBBS STREET DEANSIDE VIC  
3336**

4 2 2

Sold Price

**\$632,000**

Sold Date

**18-Jun-25**

Distance

**0.01km**



**5 STARKE STREET DEANSIDE VIC  
3336**

3 3 2

Sold Price

**\$642,500**

Sold Date

**14-Apr-25**

Distance

**0.08km**



**36 CURTIN DRIVE DEANSIDE VIC  
3336**

3 2 2

Sold Price

**\$660,000**

Sold Date

**07-Mar-25**

Distance

**0.09km**



**3 GLEESON WAY DEANSIDE VIC  
3336**

4 2 2

Sold Price

**\$690,000**

Sold Date

**12-Apr-25**

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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