

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

3 ITALIANATE AVENUE DEANSIDE VIC 3336

Indicative selling price

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

Single Price

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Land

Suburb

Deanside

Period-from

01 Aug 2024

to

31 Jul 2025

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

40 MEMORY ROAD DEANSIDE VIC 3336	\$480,000	18-Mar-25
37 ELMWOOD STREET DEANSIDE VIC 3336	\$486,000	29-Aug-24
44 MEMORY ROAD DEANSIDE VIC 3336	\$480,000	20-Feb-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.~~

This Statement of Information was prepared on: 11 August 2025



40 MEMORY ROAD DEANSIDE VIC 3336

Sold Price

\$480,000

Sold Date

18-Mar-25



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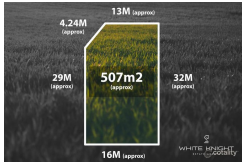
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Distance

0.32km



37 ELMWOOD STREET DEANSIDE VIC 3336

Sold Price

\$486,000

Sold Date

29-Aug-24



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-

Distance

1.5km



44 MEMORY ROAD DEANSIDE VIC 3336

Sold Price

\$480,000

Sold Date

20-Feb-25



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Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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