

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

\$550,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

 Property type

Land

 Suburb

Deanside

Period-from

01 Apr 2025

 to

31 Mar 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
42 MEMORY ROAD DEANSIDE VIC 3336	\$482,000	24-Feb-25
40 MEMORY ROAD DEANSIDE VIC 3336	\$538,000	23-Dec-25
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: 21 April 2026

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**42 MEMORY ROAD DEANSIDE VIC
3336**

Sold Price

\$482,000

Sold Date **24-Feb-25**



Distance **0.32km**



**40 MEMORY ROAD DEANSIDE VIC
3336**

Sold Price

\$538,000

Sold Date **23-Dec-25**



Distance **0.32km**



**44 MEMORY ROAD DEANSIDE VIC
3336**

Sold Price

\$480,000

Sold Date **20-Feb-25**



Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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