

# 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

14 Raydon Court, Deer Park Vic 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$695,000 Property Type House Suburb Deer Park

Period - From 01/04/2025 to 31/03/2026 Source REIV

### 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 six 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 6 Bracknell PI DEER PARK 3023  | \$602,000 | 04/06/2026   |
| 2 | 10 Phyllis Pde DEER PARK 3023  | \$620,000 | 23/04/2026   |
| 3 | 24 Dumfries St DEER PARK 3023  | \$630,000 | 17/03/2026   |

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 six months.~~

This Statement of Information was prepared on:

01/07/2026 09:16



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$580,000 - \$630,000  
**Median House Price**  
Year ending March 2026: \$695,000

## Comparable Properties



**6 Bracknell PI DEER PARK 3023 (REI)**

Agent Comments



**Price:** \$602,000  
**Method:** Private Sale  
**Date:** 04/06/2026  
**Property Type:** House  
**Land Size:** 547 sqm approx



**10 Phyllis Pde DEER PARK 3023 (REI)**

Agent Comments



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 23/04/2026  
**Property Type:** House  
**Land Size:** 514 sqm approx



**24 Dumfries St DEER PARK 3023 (REI)**

Agent Comments



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 17/03/2026  
**Property Type:** House  
**Land Size:** 650 sqm approx

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