

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

2/26 HUDDERSFIELD ROAD DEER PARK VIC 3023

Indicative selling price

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

Single Price

or range
between

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Aug 2025

to

31 Jul 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

9 CROYDON AVENUE DEER PARK VIC 3023	\$600,000	13-Jun-26
26 WANDSWORTH AVENUE DEER PARK VIC 3023	\$553,000	23-May-26
1/5 STEVENSTON STREET DEER PARK VIC 3023	\$522,000	03-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.~~

This Statement of Information was prepared on: 17 August 2026


9 CROYDON AVENUE DEER PARK VIC 3023

 3
  1
  1

Sold Price

\$600,000

Sold Date

13-Jun-26

Distance

0.12km

26 WANDSWORTH AVENUE DEER PARK VIC 3023

 2
  1
  1

Sold Price

^{RS} **\$553,000**

Sold Date

23-May-26

Distance

0.17km

1/5 STEVENSTON STREET DEER PARK VIC 3023

 2
  1
  1

Sold Price

\$522,000

Sold Date

03-Mar-25

Distance

0.4km
RS = Recent sale

UN = Undisclosed Sale

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