

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 CASTELLO DRIVE 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

or range
between

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$379,000

Property type

Land

Suburb

Deanside

Period-from

01 Jul 2025

to

30 Jun 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

7 TREEMARTIN STREET DEANSIDE VIC 3336	\$410,000	02-Dec-25
16 FLAMEROBIN STREET DEANSIDE VIC 3336	\$419,500	24-Apr-26
34 RAINBOW DRIVE DEANSIDE VIC 3336	\$430,000	19-Dec-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: 24 July 2026



gurpreet kaur
P 0393959774
M 0433165647
E sales@legacyrealtors.com.au



7 TREEMARTIN STREET DEANSIDE VIC 3336 Sold Price **\$410,000** Sold Date **02-Dec-25**

- -

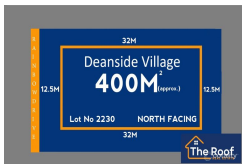
Distance **0.08km**



16 FLAMEROBIN STREET DEANSIDE VIC 3336 Sold Price **\$419,500** Sold Date **24-Apr-26**

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Distance **0.2km**



34 RAINBOW DRIVE DEANSIDE VIC 3336 Sold Price **\$430,000** Sold Date **19-Dec-25**

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Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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