

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

16 MARADONA BOULEVARD 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

TBA

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

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

14 SLINKY STREET DEANSIDE VIC 3336	\$830,000	27-Mar-26
39 OSCAR CRESCENT DEANSIDE VIC 3336	\$815,000	08-Jan-26
35 LITORIA DRIVE DEANSIDE VIC 3336	\$805,000	29-Oct-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.~~

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14 SLINKY STREET DEANSIDE VIC 3336

4 3 2

Sold Price

^{RS} **\$830,000**

Sold Date

27-Mar-26

Distance

0.53km



39 OSCAR CRESCENT DEANSIDE VIC 3336

4 3 2

Sold Price

\$815,000

Sold Date

08-Jan-26

Distance

0.68km



35 LITORIA DRIVE DEANSIDE VIC 3336

4 4 2

Sold Price

\$805,000

Sold Date

29-Oct-25

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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