



RayWhite®

RayWhite
West
Realty

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AOftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

140 SINCLAIRS ROAD DEANSIDE VIC 3336

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$850,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Deanside

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertyessoldwithintwokilometresof theproperty 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

30 ELMWOOD STREET DEANSIDE VIC 3336	\$845,000	30-Oct-25
5 DOLLARBIRD DRIVE DEANSIDE VIC 3336	\$850,000	12-Dec-25
13 ARCHDALE STREET DEANSIDE VIC 3336	\$799,000	13-Apr-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: 11 August 2026