

## 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

2/844 BALLARAT ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Sep 2025

to

31 Aug 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 885 BALLARAT ROAD DEER PARK VIC 3023  | \$675,000 | 30-May-26 |
| 1/12 SLOUGH STREET DEER PARK VIC 3023 | \$675,000 | 17-Feb-26 |
|                                       |           |           |

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: 04 September 2026



**885 BALLARAT ROAD DEER PARK  
VIC 3023**

Sold Price

**\$675,000**

Sold Date **30-May-26**

 3  2  1

Distance **0.39km**



**1/12 SLOUGH STREET DEER PARK  
VIC 3023**

Sold Price

Sold Date **17-Feb-26**

 3  2  1

Distance **0.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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