

## 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

738 NEALE ROAD DEANSIDE VIC 3336

### 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

\$849,000

&

\$919,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,587

Property type

Land

Suburb

Deanside

Period-from

01 May 2025

to

30 Apr 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

3 BIVONGI ROAD DEANSIDE VIC 3336	\$950,000	25-May-26
3 DALMORE STREET DEANSIDE VIC 3336	\$850,000	07-Apr-26
19 CLARA AVENUE TRUGANINA VIC 3029	\$884,900	14-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: 27 May 2026


**3 BIVONGI ROAD DEANSIDE VIC 3336**

Sold Price

<sup>RS</sup> **\$950,000**

 Sold Date **25-May-26**
 5
  3
  2
 
 Distance **0.85km**

**3 DALMORE STREET DEANSIDE VIC 3336**

Sold Price

<sup>RS</sup> **\$850,000**

 Sold Date **07-Apr-26**
 5
  3
  2
 
 Distance **1.42km**

**19 CLARA AVENUE TRUGANINA VIC 3029**

Sold Price

**\$884,900**

 Sold Date **14-Feb-26**
 4
  2
  2
 
 Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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