

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

3 GUARDAVALLE STREET 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

\$440,000

&

\$470,000

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

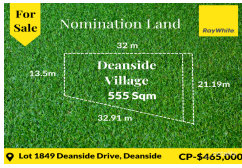
Date of sale

4 DEANSIDE DRIVE DEANSIDE VIC 3336	\$432,000	04-Apr-25
5 MANGIONI DRIVE DEANSIDE VIC 3336	\$445,000	20-Jan-25
16 MANGIONI DRIVE DEANSIDE VIC 3336	\$478,500	03-Jan-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: 07 May 2026



4 DEANSIDE DRIVE DEANSIDE VIC 3336 Sold Price **\$432,000** Sold Date **04-Apr-25**



Distance **0.12km**



5 MANGIONI DRIVE DEANSIDE VIC 3336 Sold Price **\$445,000** Sold Date **20-Jan-25**



Distance **0.12km**



16 MANGIONI DRIVE DEANSIDE VIC 3336 Sold Price **\$478,500** Sold Date **03-Jan-26**



Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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