

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Deanside

Period-from

01 Mar 2025

to

28 Feb 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

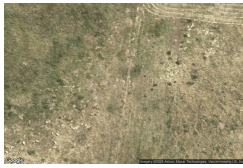
Date of sale

26 CROTONE AVENUE DEANSIDE VIC 3336	\$501,000	08-May-25
23 AMALFI PARADE DEANSIDE VIC 3336	\$500,000	05-Sep-25
12 AINTREE BOULEVARD AINTREE VIC 3336	\$551,000	10-Jul-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: 13 March 2026


**26 CROTONE AVENUE DEANSIDE  
VIC 3336**

Sold Price

**\$501,000**

Sold Date

**08-May-25**


Distance

**0.25km**

**23 AMALFI PARADE DEANSIDE VIC  
3336**

Sold Price

**\$500,000**

Sold Date

**05-Sep-25**


Distance

**2.73km**

**12 AINTREE BOULEVARD AINTREE  
VIC 3336**

Sold Price

**\$551,000**

Sold Date

**10-Jul-25**


Distance

**2.81km**

RS = Recent sale

UN = Undisclosed Sale

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