

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

1 TREEMARTIN 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

\$388,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Other

Suburb

Deanside

Period-from

01 Dec 2024

to

30 Nov 2025

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

7 FIGTREE ROAD DEANSIDE VIC 3336	\$430,000	22-Aug-24
14 FIGTREE ROAD DEANSIDE VIC 3336	\$430,000	12-Aug-24
38 RAINBOW DRIVE DEANSIDE VIC 3336	\$405,000	22-Sep-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: 08 December 2025