

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

28 LAMING ROAD DEER PARK VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

32 TASMAN AVENUE DEER PARK VIC 3023	\$605,000	15-Mar-25
6 FERRIS AVENUE DEER PARK VIC 3023	\$627,000	28-Jan-25
77 BILLINGHAM ROAD DEER PARK VIC 3023	\$640,000	26-May-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: 04 June 2025



32 TASMAN AVENUE DEER PARK VIC 3023

3 1 2

Sold Price

\$605,000

Sold Date

15-Mar-25

Distance

0.1km



6 FERRIS AVENUE DEER PARK VIC 3023

3 1 2

Sold Price

\$627,000

Sold Date

28-Jan-25

Distance

0.22km



77 BILLINGHAM ROAD DEER PARK VIC 3023

3 1 -

Sold Price

^{RS} **\$640,000**

Sold Date

26-May-25

Distance

0.38km



40 DUMFRIES STREET DEER PARK VIC 3023

3 1 2

Sold Price

\$625,000

Sold Date

18-Feb-25

Distance

0.39km



3 HOTHAM CLOSE DEER PARK VIC 3023

3 1 -

Sold Price

\$630,000

Sold Date

11-Mar-25

Distance

0.42km



159 STATION ROAD DEER PARK VIC 3023

3 1 1

Sold Price

\$600,000

Sold Date

20-Mar-25

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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**4 HARLOW COURT DEER PARK
VIC 3023**

 3  1  2

Sold Price **\$630,000** Sold Date **04-Feb-25**

Distance **0.69km**



**6 SLOUGH STREET DEER PARK VIC
3023**

 3  1  -

Sold Price ^{RS} **\$611,000** Sold Date **05-Apr-25**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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