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	5/71 CARROLL STREET 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~~		or range between	$520,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$510,000	Property type	Unit	Suburb	Deer Park
Period-from	01 Sep 2024	to	31 Aug 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
2/38 CARROLL STREET DEER PARK VIC 3023	$553,000	25-Apr-25
1/31 LAKE BOGA AVENUE DEER PARK VIC 3023	$535,000	24-May-25
2/36 LAMING ROAD DEER PARK VIC 3023	$515,000	26-Mar-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: 02 September 2025

OBrien Real Estate

Ross Vorrias
P 0393074488
M 0415755555
E ross@obrienrealestate.com.au



2/38 CARROLL STREET DEER PARK VIC 3023

3 1 1

Sold Price **$553,000** Sold Date **25-Apr-25**

Distance **0.28km**



1/31 LAKE BOGA AVENUE DEER PARK VIC 3023

3 1 1

Sold Price **$535,000** Sold Date **24-May-25**

Distance **0.27km**



2/36 LAMING ROAD DEER PARK VIC 3023

3 1 1

Sold Price **$515,000** Sold Date **26-Mar-25**

Distance **1.19km**

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

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