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	39 Huddersfield Road, Deer Park Vic 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $600,000 & $660,000

Median sale price

Median price $688,000 Property Type House Suburb Deer Park

Period - From 01/01/2025 to 31/12/2025 Source REIV

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 six 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
1	31 Huddersfield Rd DEER PARK 3023	$691,000	12/12/2025
2	30 Marcellin Ct DEER PARK 3023	$665,000	26/06/2025
3	23 Wandsworth Av DEER PARK 3023	$640,000	28/05/2025

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 six months.~~

This Statement of Information was prepared on: 14/02/2026 13:42

39 Huddersfield Road, Deer Park Vic 3023



3 1 1

Rooms: 6
Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median House Price
Year ending December 2025: $688,000

Comparable Properties



31 Huddersfield Rd DEER PARK 3023 (REI/VG)

3 1 2

Price: $691,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 615 sqm approx

Agent Comments



30 Marcellin Ct DEER PARK 3023 (VG)

3 - -

Price: $665,000
Method: Sale
Date: 26/06/2025
Property Type: House (Res)
Land Size: 577 sqm approx

Agent Comments



23 Wandsworth Av DEER PARK 3023 (VG)

4 - -

Price: $640,000
Method: Sale
Date: 28/05/2025
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments

Account - Heavyside

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