

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	62 Malone Circuit Deanside, 3336
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Indicative selling price

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

Range between	\$690,000 & \$705,000
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Median sale price

Median price	\$676,000	Property Type	HOUSE	Suburb	DEANSIDE
Period - From	01-Apr-2025	to	18-Nov-2025	Source	Price Finder

Comparable property sales

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	45 Sparrowhawk Crescent, VIC 3336	\$730,000	30-Oct-2025
2	38 Slinky Street, Deanside, VIC 3336	\$731,000	12-Nov-2025
3	14 Billy Road, Deanside, VIC 3336	\$785,000	28-Oct-2025

This statement of information was prepared on 06-Aug-2026 at 9:00:20 PM AEST