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	31 Maxwelton Circuit, Derrimut, Vic 3026

Indicative selling price

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

range between $550,000 & $605,000

Median sale price

Median price	$840,000	Property type	*House*	Suburb	Derrimut

Period - From 01/08/2025 to 31/07/2026 Source PropTrack

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
27 Old Course Cres, Deer Park, VIC 3023	$600,000	09/04/2026
1/35 Doherty Street, Deer Park, VIC 3023	$581,000	27/02/2026
2/18 Carroll Street, Deer Park, VIC 3023	$556,000	04/07/2026

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: 27/08/2026