

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

2/32 HOGAN 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Deer Park

Period-from

01 May 2025

to

30 Apr 2026

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

| | | |
|---|-----------|-----------|
| 4/36A ROBINSONS ROAD DEER PARK VIC 3023 | \$510,000 | 18-Dec-25 |
| 1/115 STATION ROAD DEER PARK VIC 3023 | \$518,000 | 02-Apr-26 |
| 2/4 GLENCAIRN AVENUE DEER PARK VIC 3023 | \$505,000 | 07-May-26 |

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: 12 May 2026



**4/36A ROBINSONS ROAD DEER
PARK VIC 3023**

2 1 1

Sold Price **\$510,000** Sold Date **18-Dec-25**

Distance **1.07km**



**1/115 STATION ROAD DEER PARK
VIC 3023**

3 2 1

Sold Price ^{RS} **\$518,000** Sold Date **02-Apr-26**

Distance **0.85km**



**2/4 GLENCAIRN AVENUE DEER
PARK VIC 3023**

2 1 1

Sold Price ^{RS} **\$505,000** Sold Date **07-May-26**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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