

# 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

29-31 Deepdene Road, Deepdene Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$9,200,000

### Median sale price

Median price

\$2,950,000

Property Type

House

Suburb

Deepdene

Period - From

01/10/2025

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	25 Wrixon St KEW 3101	\$8,800,000	17/09/2025
2			
3			

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:

30/01/2026 10:04



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 371 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$9,200,000  
**Median House Price**  
December quarter 2025: \$2,950,000

## Comparable Properties



**25 Wrixon St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$8,800,000  
**Method:** Private Sale  
**Date:** 17/09/2025  
**Property Type:** House (Res)  
**Land Size:** 1858 sqm approx

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.