

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

912 Burke Road, Deepdene Vic 3103

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$3,300,000 Property Type House Suburb Deepdene

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	23 Bennett St DEEPDENE 3103	\$2,739,900	12/12/2025
2	30 Hilda St BALWYN 3103	\$2,768,000	27/11/2025
3	16 Meadow Gr DEEPDENE 3103	\$2,780,000	08/11/2025

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:

28/02/2026 16:40



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Property Type: House

Land Size: 974 sqm approx

Agent Comments

Comparable Properties



23 Bennett St DEEPDENE 3103 (VG)

Agent Comments

3 - -

Price: \$2,739,900

Method: Sale

Date: 12/12/2025

Property Type: House (Res)

Land Size: 691 sqm approx



30 Hilda St BALWYN 3103 (REI)

Agent Comments

5 2 3

Price: \$2,768,000

Method: Auction Sale

Date: 27/11/2025

Property Type: House (Res)

Land Size: 805 sqm approx



16 Meadow Gr DEEPDENE 3103 (REI/VG)

Agent Comments

2 2 2

Price: \$2,780,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 751 sqm approx