

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 Gordon Street, Deepdene Vic 3103

Indicative selling price

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

Range between \$5,300,000 & \$5,800,000

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	28 May St DEEPDENE 3103	\$5,958,000	08/12/2025
2	18 Winmalee Rd BALWYN 3103	\$5,450,000	15/11/2025
3	58 Monash Av BALWYN 3103	\$5,600,000	08/09/2025

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:

14/02/2026 16:45



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6 5 2

Rooms: 10
Property Type: House
Land Size: 1749 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$5,300,000 - \$5,800,000
Median House Price
Year ending December 2025: \$3,300,000

Comparable Properties



28 May St DEEPDENE 3103 (REI)

[Agent Comments](#)

6 7 2

Price: \$5,958,000
Method: Private Sale
Date: 08/12/2025
Property Type: House
Land Size: 718 sqm approx



18 Winmalee Rd BALWYN 3103 (REI/VG)

[Agent Comments](#)

5 6 5

Price: \$5,450,000
Method: Private Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 637 sqm approx



58 Monash Av BALWYN 3103 (VG)

[Agent Comments](#)

3 - -

Price: \$5,600,000
Method: Sale
Date: 08/09/2025
Property Type: House (Res)
Land Size: 725 sqm approx

