

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

8 Peverill Street, Deepdene Vic 3103

Indicative selling price

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

Single price \$3,895,000

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	31 Wimba Av KEW 3101	\$3,830,000	28/02/2026
2	23 Adeney Av KEW 3101	\$3,800,000	08/12/2025
3	126 Normanby Rd KEW EAST 3102	\$3,600,000	06/12/2025

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:

21/03/2026 12:05



 4  4  2

Property Type: House
Land Size: 674 sqm approx
Agent Comments

Indicative Selling Price
\$3,895,000
Median House Price
Year ending December 2025: \$3,300,000

Comparable Properties



31 Wimba Av KEW 3101 (REI)

Agent Comments

 4  3  3

Price: \$3,830,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 701 sqm approx



23 Adeney Av KEW 3101 (VG)

Agent Comments

 3  -  -

Price: \$3,800,000
Method: Sale
Date: 08/12/2025
Property Type: House (Res)
Land Size: 771 sqm approx



126 Normanby Rd KEW EAST 3102 (REI/VG)

Agent Comments

 5  3  3

Price: \$3,600,000
Method: Sold Before Auction
Date: 06/12/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Marshall White | P: 03 9822 9999