

# 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

7 Parkside Avenue, Deepdene Vic 3103

### Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

### 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	90 Sackville St KEW 3101	\$4,200,000	18/03/2026
2	89 Broadway CAMBERWELL 3124	\$4,415,000	14/03/2026
3	27 Monash Av BALWYN 3103	\$4,202,000	29/11/2025

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:

26/03/2026 22:39



4 4 6

**Property Type:** House  
**Land Size:** 1112 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$4,000,000 - \$4,400,000  
**Median House Price**  
 Year ending December 2025: \$3,300,000

## Comparable Properties



**90 Sackville St KEW 3101 (REI)**

[Agent Comments](#)

5 3 4

**Price:** \$4,200,000  
**Method:** Private Sale  
**Date:** 18/03/2026  
**Property Type:** House  
**Land Size:** 697 sqm approx



**89 Broadway CAMBERWELL 3124 (REI)**

[Agent Comments](#)

5 2 2

**Price:** \$4,415,000  
**Method:** Sold Before Auction  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 1129 sqm approx



**27 Monash Av BALWYN 3103 (REI)**

[Agent Comments](#)

5 3 2

**Price:** \$4,202,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 675 sqm approx

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