

# 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 9 May Street, 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 \$5,000,000 & \$5,500,000

### 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	14 Elliott Av BALWYN 3103	\$5,500,000	20/11/2025
2	18 Winmalee Rd BALWYN 3103	\$5,450,000	15/11/2025
3	46 Stroud St BALWYN 3103	\$5,186,000	21/10/2025

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: 12/03/2026 09:51



5 4 2

**Property Type:** House (Res)

**Land Size:** 735 sqm approx

Agent Comments

**Indicative Selling Price**

\$5,000,000 - \$5,500,000

**Median House Price**

December quarter 2025: \$2,950,000

## Comparable Properties



14 Elliott Av BALWYN 3103 (REI/VG)

Agent Comments

5 6 3

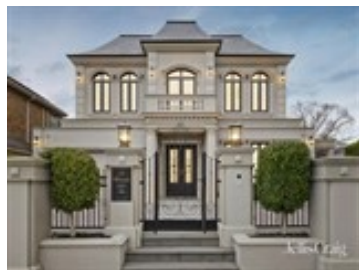
**Price:** \$5,500,000

**Method:** Private Sale

**Date:** 20/11/2025

**Property Type:** House

**Land Size:** 659 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



46 Stroud St BALWYN 3103 (REI/VG)

Agent Comments

5 4 2

**Price:** \$5,186,000

**Method:** Sold Before Auction

**Date:** 21/10/2025

**Property Type:** House (Res)

**Land Size:** 652 sqm approx