

# 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

8/946 Burke Road, 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 \$1,400,000 & \$1,500,000

### 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	4/17 Marshall Av KEW 3101	\$1,568,000	20/09/2025
2	2/27 Woodlands Av KEW EAST 3102	\$1,548,888	20/09/2025
3	7/456 Barkers Rd HAWTHORN EAST 3123	\$1,480,000	02/12/2025

**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:

17/02/2026 08:44



**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

December quarter 2025: \$2,950,000

## Comparable Properties



**4/17 Marshall Av KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$1,568,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** Townhouse (Res)



**2/27 Woodlands Av KEW EAST 3102 (REI/VG)**

Agent Comments



**Price:** \$1,548,888

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** Townhouse (Res)



**7/456 Barkers Rd HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$1,480,000

**Method:** Private Sale

**Date:** 02/12/2025

**Property Type:** Townhouse (Single)