

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

1-2/30 Abercrombie Street, Deepdene Vic 3103

Indicative selling price

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

Range between \$2,400,000 & \$2,640,000

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	35 Ruby St BALWYN 3103	\$2,388,000	06/12/2025
2	85 Yerrin St BALWYN 3103	\$2,400,000	13/11/2025
3	16 Meadow Gr DEEPDENE 3103	\$2,780,000	08/11/2025

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:

13/02/2026 12:30

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Indicative Selling Price
\$2,400,000 - \$2,640,000

Median House Price
December quarter 2025: \$2,950,000



Property Type:
Agent Comments

Comparable Properties



35 Ruby St BALWYN 3103 (REI)

Agent Comments



Price: \$2,388,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 748 sqm approx



85 Yerrin St BALWYN 3103 (REI)

Agent Comments



Price: \$2,400,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: House
Land Size: 696 sqm approx



16 Meadow Gr DEEPDENE 3103 (REI/VG)

Agent Comments



Price: \$2,780,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 751 sqm approx