

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

14A Meadow Grove, Deepdene Vic 3103

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$1,100,000 Property Type Unit 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	1/43 Yerrin St BALWYN 3103	\$1,670,000	17/12/2025
2	46 Kitchener St DEEPDENE 3103	\$1,550,000	04/12/2025
3	1/12 King St BALWYN 3103	\$1,645,000	18/10/2025

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:

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3
 2
 2

Rooms: 5
Property Type: Townhouse
Land Size: 360 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,700,000
Median Unit Price
 Year ending December 2025: \$1,100,000

Comparable Properties



1/43 Yerrin St BALWYN 3103 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,670,000
Method: Private Sale
Date: 17/12/2025
Property Type: Unit



46 Kitchener St DEEPDENE 3103 (REI)

Agent Comments

3
 1
 2

Price: \$1,550,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: Townhouse (Res)
Land Size: 418 sqm approx



1/12 King St BALWYN 3103 (REI/VG)

Agent Comments

3
 3
 2

Price: \$1,645,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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