

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

2/4-10 Terry Street, Deepdene Vic 3103

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,100,500

Property Type

Unit

Suburb

Deepdene

Period - From

01/04/2025

to

31/03/2026

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	6/8-12 Weir St BALWYN 3103	\$1,065,000	09/05/2026
2	1/2 Head St BALWYN 3103	\$1,250,000	18/04/2026
3	2/50 Harp Rd KEW 3101	\$1,030,000	03/03/2026

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:

17/06/2026 09:32

**Rooms:** 5**Property Type:** Flat**Land Size:** 3092.651 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

Year ending March 2026: \$1,100,500

Comparable Properties

**6/8-12 Weir St BALWYN 3103 (REI)**

Agent Comments

**Price:** \$1,065,000**Method:** Auction Sale**Date:** 09/05/2026**Property Type:** Unit**1/2 Head St BALWYN 3103 (REI)**

Agent Comments

**Price:** \$1,250,000**Method:** Auction Sale**Date:** 18/04/2026**Property Type:** Townhouse (Res)**2/50 Harp Rd KEW 3101 (REI/VG)**

Agent Comments

**Price:** \$1,030,000**Method:** Private Sale**Date:** 03/03/2026**Property Type:** Villa