

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

3/21 Terry Street, Deepdene Vic 3103

Indicative selling price

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

Range between \$800,000

&

\$880,000

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	1/223 Balwyn Rd BALWYN NORTH 3104	\$825,000	22/04/2026
2	5/23 Barnsbury Rd DEEPPENE 3103	\$836,000	18/04/2026
3	6/25 Barnsbury Rd DEEPPENE 3103	\$810,000	27/03/2026

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:

01/06/2026 12:16



2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

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

Comparable Properties



1/223 Balwyn Rd BALWYN NORTH 3104 (REI)

Agent Comments

2 1 1

Price: \$825,000

Method: Private Sale

Date: 22/04/2026

Property Type: Unit



5/23 Barnsbury Rd DEEPDENE 3103 (REI)

Agent Comments

2 1 1

Price: \$836,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit



6/25 Barnsbury Rd DEEPDENE 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$810,000

Method: Private Sale

Date: 27/03/2026

Property Type: Unit

Land Size: 159 sqm approx

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