

# 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

30 Leonard Street, 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

\$6,800,000

&

\$7,200,000

### Median sale price

Median price

\$3,300,000

Property Type

House

Suburb

Deepdene

Period - From

11/11/2025

to

10/05/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
127 Maud St, Balwyn North Vic	\$7,185,000	04/02/2026
46 Chaucer Cr, Canterbury Vic	\$7,130,000	01/02/2026
22 Rowland St, Kew Vic	\$6,850,000	12/01/2026

This Statement of Information was prepared on:

11/05/2026