

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

5/946 Burke Road, Deepdene Vic 3103

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$3,500,000

Property Type House

Suburb Deepdene

Period - From 17/04/2024

to

16/04/2025

Source

Property Data

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	4/26 Jurang St BALWYN 3103	\$1,190,000	08/02/2025
2	4/86a Balwyn Rd BALWYN 3103	\$1,250,000	13/02/2025
3	1/86a Balwyn Rd BALWYN 3103	\$1,103,000	26/10/2024

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:

17/04/2025 15:00

5/946 Burke Road, Deepdene Vic 3103

Tim Heavyside
94703390
0403020404
tim@heavyside.co



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Rooms: 6
Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
17/04/2024 - 16/04/2025: \$3,500,000

Comparable Properties

4/26 Jurang St BALWYN 3103 (REI)

Agent Comments

2 1 2

Price: \$1,190,000
Method:
Date: 08/02/2025
Property Type: House



4/86a Balwyn Rd BALWYN 3103 (REI/VG)

Agent Comments

3 1 1

Price: \$1,250,000
Method: Sold Before Auction
Date: 13/02/2025
Property Type: Unit
Land Size: 229 sqm approx



1/86a Balwyn Rd BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$1,103,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Unit

Account - Heavyside



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