

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

8 Chatfield Avenue, Deepdene Vic 3103

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$3,750,000

Property Type House

Suburb Deepdene

Period - From 01/04/2026

to

30/06/2026

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	17 Chatfield Av DEEPDENE 3103	\$3,460,000	02/06/2026
2	18 Rochester Rd CANTERBURY 3126	\$3,210,000	19/05/2026
3	18 Salisbury St BALWYN 3103	\$3,100,000	26/03/2026

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:

18/08/2026 11:50

8 Chatfield Avenue, Deepdene Vic 3103

MARSHALL WHITE

Nick Ptak

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0413 370 442

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Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

June quarter 2026: \$3,750,000



3 2 2

Property Type: House

Land Size: 918 sqm approx

Agent Comments

Comparable Properties



17 Chatfield Av DEEPDENE 3103 (REI/VG)

Agent Comments

4 2 2

Price: \$3,460,000

Method: Sold Before Auction

Date: 02/06/2026

Property Type: House (Res)

Land Size: 908 sqm approx



18 Rochester Rd CANTERBURY 3126 (REI)

Agent Comments

4 3 2

Price: \$3,210,000

Method: Private Sale

Date: 19/05/2026

Property Type: House

Land Size: 808 sqm approx



18 Salisbury St BALWYN 3103 (REI)

Agent Comments

4 2 6

Price: \$3,100,000

Method: Private Sale

Date: 26/03/2026

Property Type: House (Res)

Land Size: 785 sqm approx

Account - Marshall White | P: 03 9822 9999



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