

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

1 Highton Grove, Deepdene Vic 3103

Indicative selling price

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

Range between \$4,000,000

&

\$4,400,000

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	26 Wattle Valley Rd CANTERBURY 3126	\$4,200,000	30/05/2026
2	5 Maleela Av BALWYN 3103	\$4,380,000	24/03/2026
3	91 Mont Albert Rd CANTERBURY 3126	\$4,180,000	21/03/2026

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:

21/07/2026 23:18



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Property Type: House
Land Size: 860 sqm approx
Agent Comments

Indicative Selling Price
 \$4,000,000 - \$4,400,000
Median House Price
 June quarter 2026: \$3,750,000

Comparable Properties



26 Wattle Valley Rd CANTERBURY 3126 (REI)

Agent Comments

 5
  2
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Price: \$4,200,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)



5 Maleela Av BALWYN 3103 (REI)

Agent Comments

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Price: \$4,380,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 1109 sqm approx



91 Mont Albert Rd CANTERBURY 3126 (REI/VG)

Agent Comments

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Price: \$4,180,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 975 sqm approx

Account - RT Edgar Boroondara | P: 88882000