

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

4/7-9 LEONARD STREET DEEPDENE VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,077,000

Property type

Unit

Suburb

Deepdene

Period-from

11 Jan 2025

to

11 Jul 2025

Source

Corelogic

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 6 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

2/9 MEADOW GROVE DEEPDENE VIC 3103	\$1,405,000	17-May-25
1/15 KITCHENER STREET DEEPDENE VIC 3103	\$1,300,000	20-Mar-25
5/946-948 BURKE ROAD DEEPDENE VIC 3103	\$1,108,500	28-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 11 July 2025