

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

21 Parkside Avenue, Deepdene Vic 3103

Indicative selling price

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

Range between \$3,850,000

&

\$4,150,000

Median sale price

Median price \$3,758,000

Property Type House

Suburb Deepdene

Period - From 01/07/2024

to 30/06/2025

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	6 Victor Av KEW 3101	\$4,050,000	07/06/2025
2	1 Logan St CANTERBURY 3126	\$4,158,000	31/05/2025
3	21 Walsh St DEEPPDENE 3103	\$4,370,000	01/03/2025

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:

06/08/2025 09:26



 4  2  3

Property Type: House
Land Size: 777 sqm approx
Agent Comments

Indicative Selling Price
\$3,850,000 - \$4,150,000
Median House Price
Year ending June 2025: \$3,758,000

Comparable Properties



6 Victor Av KEW 3101 (REI)

Agent Comments

 6  3  3

Price: \$4,050,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 652 sqm approx



1 Logan St CANTERBURY 3126 (REI)

Agent Comments

 4  3  2

Price: \$4,158,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 964 sqm approx



21 Walsh St DEEPPENE 3103 (REI/VG)

Agent Comments

 5  3  -

Price: \$4,370,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 715 sqm approx

Account - Marshall White | P: 03 9822 9999



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