

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

16 Gordon Street, Deepdene Vic 3103

Indicative selling price

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

Range between

\$2,600,000

&

\$2,750,000

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	108 Gordon St BALWYN 3103	\$2,800,000	19/02/2025
2	3 Eyre St BALWYN 3103	\$2,500,000	11/03/2025
3	106 Gordon St BALWYN 3103	\$2,740,000	27/02/2025

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:

21/07/2025 14:49



3
 1
 2

Rooms: 3

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,750,000

Median House Price

Year ending June 2025: \$3,758,000

Comparable Properties

108 Gordon St BALWYN 3103 (REI)

-
 -
 -

Price: \$2,800,000

Method:

Date: 19/02/2025

Property Type: Land

Agent Comments

Private sale, Land only. 654m2



3 Eyre St BALWYN 3103 (REI)

2
 2
 1

Price: \$2,500,000

Method: Sold Before Auction

Date: 11/03/2025

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments



106 Gordon St BALWYN 3103 (REI/VG)

3
 1
 1

Price: \$2,740,000

Method: Private Sale

Date: 27/02/2025

Property Type: House

Land Size: 1308 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511