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	14A Meadow Grove, Deepdene Vic 3103

Indicative selling price

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

Single price $1,550,000

Median sale price

Median price $1,100,500 Property Type Unit Suburb Deepdene

Period - From 01/04/2025 to 31/03/2026 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	2/18 Jurang St BALWYN 3103	$1,668,000	17/03/2026
2	2/65 Talbot Av BALWYN 3103	$1,527,500	28/02/2026
3	1/43 Yerrin St BALWYN 3103	$1,670,000	17/12/2025

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: 18/05/2026 09:21

14A Meadow Grove, Deepdene Vic 3103

JellisCraig



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 360 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000
Median Unit Price
Year ending March 2026: $1,100,500

Comparable Properties

2/18 Jurang St BALWYN 3103 (REI/VG)

3 2 2

Price: $1,668,000
Method: Private Sale
Date: 17/03/2026
Property Type: Townhouse (Res)

Agent Comments



2/65 Talbot Av BALWYN 3103 (REI/VG)

3 2 2

Price: $1,527,500
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)

Agent Comments



1/43 Yerrin St BALWYN 3103 (REI/VG)

3 2 2

Price: $1,670,000
Method: Private Sale
Date: 17/12/2025
Property Type: Unit

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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