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	2/4-10 Terry Street, Deepdene Vic 3103

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,006,250 Property Type Unit Suburb Deepdene

Period - From 01/07/2025 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	5/2 Wimba Av KEW 3101	$947,000	19/06/2026
2	2/40 Northcote Av BALWYN 3103	$950,000	09/05/2026
3	2/50 Harp Rd KEW 3101	$1,030,000	03/03/2026

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: 17/07/2026 13:53

2/4-10 Terry Street, Deepdene Vic 3103

Nelson Alexander



Rooms: 5
Property Type: Flat
Land Size: 3092.651 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
Year ending June 2026: $1,006,250

Comparable Properties



5/2 Wimba Av KEW 3101 (REI)

3 2 2

Price: $947,000
Method: Private Sale
Date: 19/06/2026
Property Type: Townhouse (Res)

Agent Comments



2/40 Northcote Av BALWYN 3103 (REI)

3 1 1

Price: $950,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit

Agent Comments



2/50 Harp Rd KEW 3101 (REI/VG)

3 2 2

Price: $1,030,000
Method: Private Sale
Date: 03/03/2026
Property Type: Villa

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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