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	140 Whitehorse Road, Deepdene Vic 3103

Indicative selling price

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

Single price: $2,500,000

Median sale price

Median price: $3,613,000 Property Type: House Suburb: Deepdene

Period - From: 01/01/2024 to: 31/12/2024 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 Kelba St BALWYN NORTH 3104	$2,508,000	30/10/2024
2	20 Severn St BALWYN NORTH 3104	$2,545,000	26/09/2024
3	29 Talbot Av BALWYN 3103	$2,400,000	21/09/2024

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: 03/03/2025 09:29

140 Whitehorse Road, Deepdene Vic 3103

Doug McLauchlan
03 8862 4939
0418 377 718
doug.mclauchlan@marshallwhite.com.au



4 2 2

Property Type: House (Res)
Land Size: 943 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000
Median House Price
Year ending December 2024: $3,613,000

Comparable Properties



2 Kelba St BALWYN NORTH 3104 (REI)

3 2 2

Price: $2,508,000
Method: Sold Before Auction
Date: 30/10/2024
Property Type: House (Res)
Land Size: 833 sqm approx

Agent Comments



20 Severn St BALWYN NORTH 3104 (VG)

3 - -

Price: $2,545,000
Method: Sale
Date: 26/09/2024
Property Type: House (Res)
Land Size: 857 sqm approx

Agent Comments



29 Talbot Av BALWYN 3103 (REI/VG)

3 1 1

Price: $2,400,000
Method: Private Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 794 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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