

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

24 Leonard Street, Deepdene Vic 3103

Indicative selling price

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

Single price \$3,700,000

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	17 Terry St DEEPDENE 3103	\$3,460,000	03/12/2024
2	5 Elliott Av BALWYN 3103	\$3,400,000	23/10/2024
3	7 May St DEEPDENE 3103	\$3,400,000	18/06/2024

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:

24/03/2025 16:42



4 1 2

Rooms: 7
Property Type: House
Land Size: 737 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$3,700,000
Median House Price
Year ending December 2024: \$3,613,000

Comparable Properties

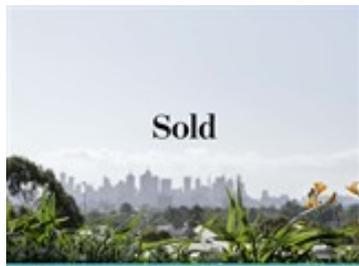


17 Terry St DEEPDENE 3103 (REI/VG)

[Agent Comments](#)

6 3 2

Price: \$3,460,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 737 sqm approx



5 Elliott Av BALWYN 3103 (REI/VG)

[Agent Comments](#)

4 2 -

Price: \$3,400,000
Method: Private Sale
Date: 23/10/2024
Property Type: House
Land Size: 711 sqm approx



7 May St DEEPDENE 3103 (REI/VG)

[Agent Comments](#)

4 3 -

Price: \$3,400,000
Method: Private Sale
Date: 18/06/2024
Property Type: House (Res)
Land Size: 738 sqm approx