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	2/9 Meadow Grove, Deepdene Vic 3103

Indicative selling price

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

Range between $1,350,000 & $1,425,000

Median sale price

Median price $3,500,000 Property Type House Suburb Deepdene

Period - From 09/05/2024 to 08/05/2025 Source Property Data

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	5/36 Daniell Pl KEW 3101	$1,418,000	16/04/2025
2	3/49 Canterbury Rd CANTERBURY 3126	$1,360,000	07/01/2025
3	3/36 Daniell Pl KEW 3101	$1,410,000	28/11/2024

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: 09/05/2025 13:19

2/9 Meadow Grove, Deepdene Vic 3103



3 2 2

Property Type: Unit
Land Size: 309 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,425,000
Median House Price
09/05/2024 - 08/05/2025: $3,500,000

Comparable Properties



5/36 Daniell Pl KEW 3101 (REI)

3 1 2

Price: $1,418,000
Method: Auction Sale
Date: 16/04/2025
Property Type: Strata Unit/Flat

Agent Comments



3/49 Canterbury Rd CANTERBURY 3126 (REI/VG)

3 2 2

Price: $1,360,000
Method: Private Sale
Date: 07/01/2025
Property Type: Townhouse (Single)
Land Size: 269 sqm approx

Agent Comments



3/36 Daniell Pl KEW 3101 (REI/VG)

3 1 2

Price: $1,410,000
Method: Sold Before Auction
Date: 28/11/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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