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	3/25 May Street, Deepdene Vic 3103

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $1,104,250 Property Type Unit Suburb Deepdene

Period - From 29/09/2024 to 28/09/2025 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	1/31 Weir St BALWYN 3103	$856,000	06/09/2025
2	3/28 Northcote Av BALWYN 3103	$802,000	02/08/2025
3	5/58 Harp Rd KEW 3101	$862,000	19/06/2025

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: 29/09/2025 09:06

JellisCraig



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
29/09/2024 - 28/09/2025: $1,104,250

Comparable Properties



1/31 Weir St BALWYN 3103 (REI)

2 1 1

Price: $856,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit

Agent Comments



3/28 Northcote Av BALWYN 3103 (REI)

2 1 1

Price: $802,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Unit

Agent Comments



5/58 Harp Rd KEW 3101 (REI/VG)

2 1 1

Price: $862,000
Method: Sold Before Auction
Date: 19/06/2025
Property Type: Unit

Agent Comments

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

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