

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

104/918 BURKE ROAD DEEPDENE VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,077,000

Property type

Unit

Suburb

Deepdene

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

5/49 OSBORNE AVENUE GLEN IRIS VIC 3146	\$1,025,000	21-Jul-25
102/163 VICTORIA ROAD CAMBERWELL VIC 3124	\$1,400,000	27-Mar-25

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 6 months.

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5/49 OSBORNE AVENUE GLEN IRIS VIC 3146

 2  2  1

Sold Price ^{RS} **\$1,025,000** Sold Date **21-Jul-25**

Distance **4.45km**



102/163 VICTORIA ROAD CAMBERWELL VIC 3124

 2  2  1

Sold Price **\$1,400,000** Sold Date **27-Mar-25**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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