

## 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

13 WALSH STREET DEEPDENE VIC 3103

### Indicative selling price

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

Single Price

or range  
between

\$3,880,000

&

\$4,125,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$3,500,000

Property type

House

Suburb

Deepdene

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

21 WALSH STREET DEEPDENE VIC 3103	\$4,370,000	01-Mar-25
30 RUBENS GROVE CANTERBURY VIC 3126	\$4,060,000	14-Feb-25
11 PARKSIDE AVENUE DEEPDENE VIC 3103	\$4,228,000	23-Nov-24

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.~~

This Statement of Information was prepared on: 04 March 2025



**21 WALSH STREET DEEPDENE VIC 3103** Sold Price <sup>RS</sup> **\$4,370,000** <sup>UN</sup> Sold Date **01-Mar-25**

 5  3  -

Distance **0.07km**



**30 RUBENS GROVE CANTERBURY VIC 3126** Sold Price <sup>RS</sup> **\$4,060,000** Sold Date **14-Feb-25**

 4  3  2

Distance **0.58km**



**11 PARKSIDE AVENUE DEEPDENE VIC 3103** Sold Price **\$4,228,000** Sold Date **23-Nov-24**

 4  2  2

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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