

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$3,500,000

&

\$3,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,633,000

Property type

House

Suburb

Deepline

Period-from

01 Jun 2024

to

31 May 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

89 GORDON STREET BALWYN VIC 3103	\$3,915,000	30-Mar-25
4 SALISBURY STREET BALWYN VIC 3103	\$3,850,000	27-Mar-25
30 RUBENS GROVE CANTERBURY VIC 3126	\$4,060,000	14-Feb-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.

This Statement of Information was prepared on: 16 June 2025



89 GORDON STREET BALWYN VIC 3103

Sold Price ^{RS} **\$3,915,000** ^{UN} Sold Date **30-Mar-25**

5 2 2

Distance **0.7km**



4 SALISBURY STREET BALWYN VIC 3103

Sold Price ^{RS} **\$3,850,000** ^{UN} Sold Date **27-Mar-25**

5 2 2

Distance **0.63km**



30 RUBENS GROVE CANTERBURY VIC 3126

Sold Price **\$4,060,000** Sold Date **14-Feb-25**

4 3 2

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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