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	14/9-11 Barnsbury Road, South Yarra Vic 3141

Indicative selling price

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

Range between $290,000 & $315,000

Median sale price

Median price $610,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	15/9-11 Barnsbury Rd SOUTH YARRA 3141	$302,000	12/05/2026
2	418/32 Bray St SOUTH YARRA 3141	$310,000	11/01/2026
3	302/26 Wilson St SOUTH YARRA 3141	$312,000	24/12/2025

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: 26/05/2026 16:20

14/9-11 Barnsbury Road, South Yarra Vic 3141

JellisCraig

Khom Falla
9810 5000
0497 282 260
khomfalla@jelliscraig.com.au



1 1 1

Rooms: 2
Property Type: Apartment
Land Size: 1649.088 sqm approx

Agent Comments

Indicative Selling Price
$290,000 - $315,000
Median Unit Price
Year ending March 2026: $610,000

Comparable Properties



15/9-11 Barnsbury Rd SOUTH YARRA 3141 (REI)

1 1 1

Price: $302,000
Method: Private Sale
Date: 12/05/2026
Property Type: Apartment

Agent Comments



418/32 Bray St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $310,000
Method: Private Sale
Date: 11/01/2026
Property Type: Apartment

Agent Comments



302/26 Wilson St SOUTH YARRA 3141 (REI)

1 1 -

Price: $312,000
Method: Private Sale
Date: 24/12/2025
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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