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	5/30 Barnsbury Road, Deepdene Vic 3103

Indicative selling price

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

Single price $1,198,000

Median sale price

Median price $4,043,444 Property Type House Suburb Deepdene

Period - From 01/04/2024 to 31/03/2025 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	2/25 Matlock St CANTERBURY 3126	$1,196,000	24/05/2025
2	2/8 Bernborough Av BALWYN 3103	$1,150,000	03/05/2025
3	2/1108 Burke Rd BALWYN NORTH 3104	$1,155,000	29/03/2025

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: 23/06/2025 10:54

5/30 Barnsbury Road, Deepdene Vic 3103



2 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,198,000
Median House Price
Year ending March 2025: $4,043,444

Comparable Properties



2/25 Matlock St CANTERBURY 3126 (REI)

2 1 1

Price: $1,196,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Villa

Agent Comments



2/8 Bernborough Av BALWYN 3103 (REI)

2 1 1

Price: $1,150,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Villa

Agent Comments



2/1108 Burke Rd BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,155,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966

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