

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

4/31 Barnsbury Road, Deepdene Vic 3103

Indicative selling price

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

Range between \$530,000 & \$550,000

Median sale price

Median price \$1,104,250 Property Type Unit Suburb Deepdene

Period - From 19/09/2024 to 18/09/2025 Source Property Data

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	12/31 Barnsbury Rd DEEPDENE 3103	\$530,000	09/08/2025
2	2/48 Weir St BALWYN 3103	\$550,000	11/07/2025
3	4/26 Weir St BALWYN 3103	\$600,000	25/06/2025

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: 19/09/2025 12:24

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Property Type:
Agent Comments

Indicative Selling Price
\$530,000 - \$550,000
Median Unit Price
19/09/2024 - 18/09/2025: \$1,104,250

Comparable Properties



12/31 Barnsbury Rd DEEPDENE 3103 (REI/VG)

Agent Comments



Price: \$530,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Apartment



2/48 Weir St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 11/07/2025
Property Type: Apartment



4/26 Weir St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 25/06/2025
Property Type: Apartment

Account - Jellis Craig | P: 98305966



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