

# 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

7/25 Barnsbury Road, Deepdene Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$780,000

&

\$850,000

### Median sale price

Median price

\$1,204,250

Property Type

Unit

Suburb

Deepdene

Period - From

23/07/2024

to

22/07/2025

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 | 4/9 Vauxhall Rd BALWYN 3103     | \$790,000 | 25/06/2025   |
| 2 | 3/11 Northcote Av BALWYN 3103   | \$790,000 | 24/06/2025   |
| 3 | 1/25 Barnsbury Rd DEEPDENE 3103 | \$807,000 | 01/03/2025   |

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:

23/07/2025 11:27

7/25 Barnsbury Road, Deepdene Vic 3103

Tim Heavyside  
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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$850,000  
**Median Unit Price**

23/07/2024 - 22/07/2025: \$1,204,250

## Comparable Properties



**4/9 Vauxhall Rd BALWYN 3103 (REI)**

**Agent Comments**



**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 25/06/2025  
**Property Type:** Unit



**3/11 Northcote Av BALWYN 3103 (REI)**

**Agent Comments**



**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 24/06/2025  
**Property Type:** Unit



**1/25 Barnsbury Rd DEEPDENE 3103 (REI/VG)**

**Agent Comments**



**Price:** \$807,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** Villa

**Account - Heavyside**



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