

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

12/31 Barnsbury Road, Deepdene Vic 3103

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$950,000 Property Type Unit Suburb Deepdene

Period - From 14/07/2024 to 13/07/2025 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	5/43 Lingwell Rd HAWTHORN EAST 3123	\$525,000	05/04/2025
2	4/115 Victoria Rd HAWTHORN EAST 3123	\$541,000	22/03/2025
3	8/47 Yerrin St BALWYN 3103	\$525,000	18/03/2025

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:

14/07/2025 09:59

12/31 Barnsbury Road, Deepdene Vic 3103

**Jellis
Craig**

George Mitry
0419 370 483

GeorgeMitry@jellisrcraig.com.au



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

14/07/2024 - 13/07/2025: \$950,000

Comparable Properties



5/43 Lingwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Unit



4/115 Victoria Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$541,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Apartment



8/47 Yerrin St BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000

Method: Private Sale

Date: 18/03/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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