

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

16/31 Barnsbury Road, Deepdene Vic 3103

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Deepdene

Period - From 21/04/2025 to 20/04/2026 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	11/47 Yerrin St BALWYN 3103	\$560,000	27/01/2026
2	1/10 King St BALWYN 3103	\$500,000	11/12/2025
3	3/109 Victoria Rd HAWTHORN EAST 3123	\$537,500	29/11/2025

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:

21/04/2026 10:50



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 4845 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
21/04/2025 - 20/04/2026: \$1,100,000

Comparable Properties



11/47 Yerrin St BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$560,000
Method: Private Sale
Date: 27/01/2026
Property Type: Apartment



1/10 King St BALWYN 3103 (VG)

Agent Comments

2 - -

Price: \$500,000
Method: Sale
Date: 11/12/2025
Property Type: Strata Unit/Flat



3/109 Victoria Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$537,500
Method: Auction Sale
Date: 29/11/2025
Property Type: Apartment

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