

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

18/9-11 BARNSBURY ROAD SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

15/403 TOORAK ROAD SOUTH YARRA VIC 3141	\$325,000	22-Sep-25
19/34 MATHOURA ROAD TOORAK VIC 3142	\$310,000	15-Sep-25
17/25 WILLIAMS ROAD WINDSOR VIC 3181	\$320,000	30-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 04 March 2026



**15/403 TOORAK ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$325,000

Sold Date

22-Sep-25

Distance

0.59km



**19/34 MATHOURA ROAD TOORAK
VIC 3142**

1 1 1

Sold Price

\$310,000

Sold Date

15-Sep-25

Distance

0.6km



**17/25 WILLIAMS ROAD WINDSOR
VIC 3181**

1 1 1

Sold Price

\$320,000

Sold Date

30-Oct-25

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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