

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

2/9-11 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

\$275,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

101/60 WELLINGTON STREET ST KILDA VIC 3182	\$292,000	29-May-25
1/1A HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$290,000	22-Jan-25
823/32 BRAY STREET SOUTH YARRA VIC 3141	\$290,000	05-Feb-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: 02 June 2025



**101/60 WELLINGTON STREET ST
KILDA VIC 3182**

Sold Price

^{RS}

\$292,000

Sold Date

29-May-25



1



1



1

Distance

1.87km



**1/1A HUGHENDEN ROAD ST KILDA
EAST VIC 3183**

Sold Price

\$290,000

Sold Date

22-Jan-25



1



1



1

Distance

1.94km



**823/32 BRAY STREET SOUTH
YARRA VIC 3141**

Sold Price

Sold Date

05-Feb-25



1



1



1

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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