

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2024

to

30 Apr 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

11/388 TOORAK ROAD SOUTH YARRA VIC 3141	\$342,500	31-Jan-25
18/37 FITZGERALD STREET SOUTH YARRA VIC 3141	\$349,999	20-Mar-25
11/24 THE AVENUE WINDSOR VIC 3181	\$340,000	17-Mar-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: 21 May 2025



**11/388 TOORAK ROAD SOUTH  
YARRA VIC 3141**

 1  1  1

Sold Price

**\$342,500**

Sold Date

**31-Jan-25**

Distance

**0.49km**



**18/37 FITZGERALD STREET SOUTH  
YARRA VIC 3141**

 1  1  1

Sold Price

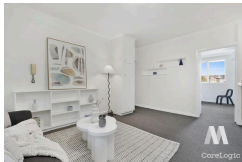
**\$349,999**

Sold Date

**20-Mar-25**

Distance

**0.75km**



**11/24 THE AVENUE WINDSOR VIC  
3181**

 1  1  1

Sold Price

<sup>RS</sup> **\$340,000**

Sold Date

**17-Mar-25**

Distance

**1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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