

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

35 Barnsbury Court, Deepdene Vic 3103

Indicative selling price

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

Range between

\$3,500,000

&

\$3,800,000

Median sale price

Median price

\$4,043,444

Property Type

House

Suburb

Deepdene

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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	89 Gordon St BALWYN 3103	\$3,915,000	30/03/2025
2	4 Salisbury St BALWYN 3103	\$3,850,000	27/03/2025
3	3 Ellen St BALWYN 3103	\$3,700,000	14/12/2024

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:

14/05/2025 10:54

Annabelle Feng
8888 2000
0409 384 144
afeng@rtedgar.com.au

Indicative Selling Price

\$3,500,000 - \$3,800,000

Median House Price

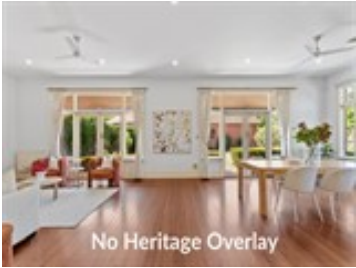
Year ending March 2025: \$4,043,444



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx
Agent Comments

Comparable Properties



89 Gordon St BALWYN 3103 (REI)

Agent Comments

5 2 2

Price: \$3,915,000
Method: Auction Sale
Date: 30/03/2025
Property Type: House (Res)
Land Size: 817 sqm approx



4 Salisbury St BALWYN 3103 (REI)

Agent Comments

5 2 2

Price: \$3,850,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 800 sqm approx



3 Ellen St BALWYN 3103 (REI/VG)

Agent Comments

5 2 2

Price: \$3,700,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 655 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.