

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 27/9-11 Barnsbury Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$289,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb South Yarra

Period - From 13/04/2025

to 12/04/2026

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	2/18 Moffat St SOUTH YARRA 3141	\$300,000	20/03/2026
2	1402/47 Claremont St SOUTH YARRA 3141	\$290,000	27/01/2026
3	1/14 Tivoli Rd SOUTH YARRA 3141	\$292,000	11/11/2025

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:

13/04/2026 13:14



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$289,000

Median Unit Price

13/04/2025 - 12/04/2026: \$580,000

Comparable Properties



2/18 Moffat St SOUTH YARRA 3141 (REI)

Agent Comments

1
 1
 1

Price: \$300,000

Method: Private Sale

Date: 20/03/2026

Property Type: Apartment

1402/47 Claremont St SOUTH YARRA 3141 (VG)

Agent Comments

1
 -
 -

Price: \$290,000

Method: Sale

Date: 27/01/2026

Property Type: Strata Unit/Flat



1/14 Tivoli Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1
 1
 1

Price: \$292,000

Method: Private Sale

Date: 11/11/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000