

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

7/25 Barnsbury Road, Deepdene Vic 3103

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$1,204,250

Property Type

Unit

Suburb

Deepdene

Period - From

23/07/2024

to

22/07/2025

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	4/9 Vauxhall Rd BALWYN 3103	\$790,000	25/06/2025
2	3/11 Northcote Av BALWYN 3103	\$790,000	24/06/2025
3	1/25 Barnsbury Rd DEEPDENE 3103	\$807,000	01/03/2025

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:

23/07/2025 11:27

7/25 Barnsbury Road, Deepdene Vic 3103

Tim Heavyside
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tim@heavyside.co



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
23/07/2024 - 22/07/2025: \$1,204,250

Comparable Properties



4/9 Vauxhall Rd BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$790,000
Method: Private Sale
Date: 25/06/2025
Property Type: Unit



3/11 Northcote Av BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$790,000
Method: Private Sale
Date: 24/06/2025
Property Type: Unit



1/25 Barnsbury Rd DEEPDENE 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$807,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Villa

Account - Heavyside



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