

# 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 6 Barnsbury Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,650,000 & \$2,850,000

### Median sale price

Median price \$2,100,000 Property Type House Suburb South Yarra

Period - From 01/10/2025 to 31/12/2025 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	14 Lang St SOUTH YARRA 3141	\$3,000,000	13/12/2025
2	85 Osborne St SOUTH YARRA 3141	\$2,800,000	20/09/2025
3			

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: 19/03/2026 10:28



3   2   2

**Property Type:** House  
**Land Size:** 444 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,650,000 - \$2,850,000  
**Median House Price**  
 December quarter 2025: \$2,100,000

## Comparable Properties



**14 Lang St SOUTH YARRA 3141 (REI)**

Agent Comments

4   3   2

**Price:** \$3,000,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)  
**Land Size:** 441 sqm approx



**85 Osborne St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

4   3   1

**Price:** \$2,800,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 405 sqm approx

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.