

# 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

39 Osborne Street, 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$2,275,000 Property Type House Suburb South Yarra

Period - From 01/01/2024 to 31/03/2024 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	13 Bowen St PRAHRAN 3181	\$1,500,000	27/03/2024
2	18 Phoenix St SOUTH YARRA 3141	\$1,490,000	27/02/2024
3	12 Caroline St SOUTH YARRA 3141	\$1,460,000	24/02/2024

**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:

21/05/2024 12:09



 2    1    1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

March quarter 2024: \$2,275,000

## Comparable Properties



**13 Bowen St PRAHRAN 3181 (VG)**

Agent Comments

 2    -    -

**Price:** \$1,500,000

**Method:** Sale

**Date:** 27/03/2024

**Property Type:** House (Res)

**Land Size:** 214 sqm approx



**18 Phoenix St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 2    1    -

**Price:** \$1,490,000

**Method:** Sold Before Auction

**Date:** 27/02/2024

**Property Type:** House (Res)

**Land Size:** 168 sqm approx

**12 Caroline St SOUTH YARRA 3141 (VG)**

Agent Comments

 1    -    -

**Price:** \$1,460,000

**Method:** Sale

**Date:** 24/02/2024

**Property Type:** House - Attached House N.E.C.

**Land Size:** 156 sqm approx

Account - Jellis Craig | P: 03 9864 5000