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	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$2,275,000	Pro	operty Type	Hous	se		Suburb	South Yarra
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress 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









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)



Price: \$1,500,000 Method: Sale Date: 27/03/2024 Property Type: House (Res) Land Size: 214 sqm approx Agent Comments

Agent Comments



Price: \$1,490,000 Method: Sold Before Auction Date: 27/02/2024 Property Type: House (Res) Land Size: 168 sqm approx

1

2

12 Caroline St SOUTH YARRA 3141 (VG)

18 Phoenix St SOUTH YARRA 3141 (REI/VG)

6.

Agent Comments



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



Propertydata

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