

# 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 76a 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 \$2,500,000 & \$2,750,000

### 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	19a Cliff St SOUTH YARRA 3141	\$2,905,000	07/11/2023
2	27a Palermo St SOUTH YARRA 3141	\$2,520,000	05/03/2024
3	3 Affleck St SOUTH YARRA 3141	\$2,400,000	29/03/2024

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: 29/04/2024 13:11

76a Osborne Street, South Yarra Vic 3141

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median House Price**  
March quarter 2024: \$2,275,000

## Comparable Properties



**19a Cliff St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3 3 2

**Price:** \$2,905,000  
**Method:** Private Sale  
**Date:** 07/11/2023  
**Property Type:** House



**27a Palermo St SOUTH YARRA 3141 (REI)**

Agent Comments

3 2 2

**Price:** \$2,520,000  
**Method:** Private Sale  
**Date:** 05/03/2024  
**Property Type:** House



**3 Affleck St SOUTH YARRA 3141 (REI)**

Agent Comments

3 3 2

**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 29/03/2024  
**Property Type:** House

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