

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

9 Osborne Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,320,000 Property Type House Suburb South Yarra

Period - From 01/01/2023 to 31/12/2023 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	9 Fitzgerald St SOUTH YARRA 3141	\$2,335,000	18/01/2024
2	71 Moore St SOUTH YARRA 3141	\$2,325,000	02/03/2024
3	10 Donald St PRAHRAN 3181	\$2,200,000	14/10/2023

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:

14/03/2024 17:07



 3  2  2

Property Type: House (Previously Occupied - Detached)
Land Size: 292 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
Year ending December 2023: \$2,320,000

Comparable Properties



9 Fitzgerald St SOUTH YARRA 3141 (REI)

Agent Comments

 3  2  1

Price: \$2,335,000
Method: Private Sale
Date: 18/01/2024
Property Type: House



71 Moore St SOUTH YARRA 3141 (REI)

Agent Comments

 3  2  2

Price: \$2,325,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)



10 Donald St PRAHRAN 3181 (REI/VG)

Agent Comments

 4  1  -

Price: \$2,200,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 335 sqm approx

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