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	4/95 Osborne Street, South Yarra Vic 3141

Indicative selling price

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

Range between $390,000 & $429,000

Median sale price

Median price $603,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 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	9/95 Osborne St SOUTH YARRA 3141	$415,000	02/09/2023
2	6/4-6 Powell St SOUTH YARRA 3141	$396,000	13/11/2023
3	6/5 Powell St SOUTH YARRA 3141	$380,000	24/11/2023

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: 14/02/2024 14:45

4/95 Osborne Street, South Yarra Vic 3141

James Burne
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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$390,000 - $429,000
Median Unit Price
December quarter 2023: $603,750

Comparable Properties



9/95 Osborne St SOUTH YARRA 3141 (REI/VG)

1 1 1

Agent Comments

Price: $415,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Apartment



6/4-6 Powell St SOUTH YARRA 3141 (REI)

1 1 1

Agent Comments

Price: $396,000
Method: Private Sale
Date: 13/11/2023
Property Type: Apartment



6/5 Powell St SOUTH YARRA 3141 (VG)

1 - -

Agent Comments

Price: $380,000
Method: Sale
Date: 24/11/2023
Property Type: Strata Unit/Flat

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