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: 68 Osborne Street, South Yarra Vic 3141

Indicative selling price

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

Single price: $2,025,000

Median sale price

Median price: $2,567,500 Property Type: House Suburb: South Yarra

Period - From: 01/10/2024 to: 31/12/2024 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	20 Willis St RICHMOND 3121	$2,200,000	16/11/2024
2	1c Fulham Av SOUTH YARRA 3141	$2,200,000	04/11/2024
3	38/12 Copelen St SOUTH YARRA 3141	$1,915,000	06/10/2024

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: 05/03/2025 18:50



3 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$2,025,000
Median House Price
December quarter 2024: $2,567,500

Comparable Properties



20 Willis St RICHMOND 3121 (REI)

3 2 1

Price: $2,200,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)

Agent Comments



1c Fulham Av SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $2,200,000
Method: Private Sale
Date: 04/11/2024
Property Type: Townhouse (Res)

Agent Comments



38/12 Copelen St SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $1,915,000
Method: Sold Before Auction
Date: 06/10/2024
Property Type: Townhouse (Single)

Agent Comments

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