

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 4/137 Osborne Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$618,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2025 to 31/12/2025 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 | 33/11-21 Marne St SOUTH YARRA 3141 | \$1,100,000 | 23/12/2025 |
| 2 | 2/7-9 Ormsby Gr TOORAK 3142 | \$1,125,000 | 31/10/2025 |
| 3 | 26 Howitt St SOUTH YARRA 3141 | \$1,130,000 | 29/09/2025 |

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: 03/03/2026 09:53



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

December quarter 2025: \$618,750

Comparable Properties



33/11-21 Marne St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,100,000

Method: Private Sale

Date: 23/12/2025

Property Type: Apartment

2/7-9 Ormsby Gr TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$1,125,000

Method: Private Sale

Date: 31/10/2025

Property Type: Apartment



26 Howitt St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$1,130,000

Method: Private Sale

Date: 29/09/2025

Property Type: Apartment

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504