

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 79 Osborne Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$2,237,500 Property Type House Suburb South Yarra

Period - From 02/04/2025 to 01/04/2026 Source Property Data

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	43 Bayview St PRAHRAN 3181	\$1,030,000	25/02/2026
2	2/15 Arkle St PRAHRAN 3181	\$1,040,000	16/01/2026
3	65 Pridham St PRAHRAN 3181	\$1,030,000	27/12/2025

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: 02/04/2026 11:23



Property Type: House (Res)

Land Size: 122 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

02/04/2025 - 01/04/2026: \$2,237,500

Comparable Properties



43 Bayview St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 25/02/2026

Property Type: House



2/15 Arkle St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,040,000

Method: Private Sale

Date: 16/01/2026

Property Type: House (Res)

Land Size: 210 sqm approx



65 Pridham St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 27/12/2025

Property Type: House

Land Size: 108 sqm approx

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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