

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

8/99 Osborne Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$380,000

&

\$410,000

Median sale price

Median price

\$601,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2025

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	11/42 Powell St SOUTH YARRA 3141	\$395,000	12/12/2025
2	1/87 Caroline St SOUTH YARRA 3141	\$415,000	28/11/2025
3	9/17 Darling St SOUTH YARRA 3141	\$420,000	02/09/2025

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:

22/01/2026 08:00



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$380,000 - \$410,000
Median Unit Price
Year ending December 2025: \$601,000

Comparable Properties



11/42 Powell St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$395,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment



1/87 Caroline St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$415,000
Method: Private Sale
Date: 28/11/2025
Property Type: Apartment



9/17 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000
Method: Private Sale
Date: 02/09/2025
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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