

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

16 Oxford Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$1,900,000

Median sale price

Median price

\$2,275,000

Property Type

House

Suburb

South Yarra

Period - From

16/09/2024

to

15/09/2025

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	12 Powell St SOUTH YARRA 3141	\$1,960,000	16/08/2025
2	48 Howitt St SOUTH YARRA 3141	\$2,060,000	12/07/2025
3	9 Osborne St SOUTH YARRA 3141	\$1,980,000	31/05/2025

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:

16/09/2025 15:03



3 5 0

Property Type: House
Land Size: 241 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000
Median House Price
16/09/2024 - 15/09/2025: \$2,275,000

Comparable Properties



12 Powell St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$1,960,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 208 sqm approx



48 Howitt St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$2,060,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House



9 Osborne St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$1,980,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 296 sqm approx