

# 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

9/42 Powell Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$495,000

### Median sale price

Median price

\$677,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2025

to

30/06/2025

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	4/38 Kensington Rd SOUTH YARRA 3141	\$500,000	16/05/2025
2	11/166 Toorak Rd.W SOUTH YARRA 3141	\$487,000	28/02/2025
3	2/274a Domain Rd SOUTH YARRA 3141	\$470,000	28/02/2025

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:

16/07/2025 14:01



1 1 1

**Rooms:** 3

**Property Type:** Apartment (Res)

Agent Comments

**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

June quarter 2025: \$677,000

## Comparable Properties



**4/38 Kensington Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$500,000

**Method:** Sold Before Auction

**Date:** 16/05/2025

**Property Type:** Apartment



**11/166 Toorak Rd.W SOUTH YARRA 3141 (REI)**

Agent Comments

1 1 1

**Price:** \$487,000

**Method:** Sold Before Auction

**Date:** 28/02/2025

**Property Type:** Unit



**2/274a Domain Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 28/02/2025

**Property Type:** Apartment

**Account - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133