Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/42 Powell Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$450,000		&		\$495,000			
Median sale price								
Median price	\$677,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress 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



Nelson Alexander





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) 1 1 1 1 1 1 1 Price: \$500,000 Method: Sold Before Auction Date: 16/05/2025 Property Type: Apartment	Agent Comments
11/166 Toorak Rd.W SOUTH YARRA 3141 (REI) 1 1 1 1 Price: \$487,000 Method: Sold Before Auction Date: 28/02/2025 Property Type: Unit	Agent Comments
2/274a Domain Rd SOUTH YARRA 3141 (REI/VG) 1 1 1 1 1 1 1 Price: \$470,000 Method: Private Sale Date: 28/02/2025 Property Type: Apartment	Agent Comments

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