

# 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

12 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 \$1,600,000

&

\$1,760,000

### Median sale price

Median price \$2,100,000

Property Type House

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	9 Lang St SOUTH YARRA 3141	\$1,630,000	17/05/2025
2	37 Tyrone St SOUTH YARRA 3141	\$1,580,000	12/04/2025
3	10 Cliff St SOUTH YARRA 3141	\$1,715,000	21/02/2025

**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:

15/07/2025 10:50



3 2 1

Property Type: House  
Land Size: 208 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,600,000 - \$1,760,000  
Median House Price  
June quarter 2025: \$2,100,000

Comparable Properties



9 Lang St SOUTH YARRA 3141 (REI)

3 2 -

Agent Comments  
165sqm

Price: \$1,630,000  
Method: Auction Sale  
Date: 17/05/2025  
Property Type: House (Res)



37 Tyrone St SOUTH YARRA 3141 (REI/VG)

2 1 -

Agent Comments

Price: \$1,580,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: House  
Land Size: 211 sqm approx



10 Cliff St SOUTH YARRA 3141 (REI/VG)

2 2 1

Agent Comments

Price: \$1,715,000  
Method: Sold Before Auction  
Date: 21/02/2025  
Property Type: House (Res)  
Land Size: 196 sqm approx