

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

Range between \$1,760,000

&

\$1,935,000

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	27 Phoenix St SOUTH YARRA 3141	\$1,875,000	24/05/2025
2	9 Barry St SOUTH YARRA 3141	\$1,970,000	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:

24/07/2025 16:54



3 2 1

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

Indicative Selling Price
\$1,760,000 - \$1,935,000
Median House Price
June quarter 2025: \$2,100,000

Comparable Properties



27 Phoenix St SOUTH YARRA 3141 (REI)

3 1 1

Agent Comments
266sqm of land

Price: \$1,875,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)



9 Barry St SOUTH YARRA 3141 (REI)

4 2 -

Agent Comments
283sqm of land

Price: \$1,970,000
Method: Private Sale
Date: 12/04/2025
Property Type: House



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