#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

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
Range between	\$1,760,000	&	\$1,935,000

#### Median sale price

Median price	\$2,100,000	Pro	perty 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

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



Date of sale







Property Type: House Land Size: 208 sqm approx

**Agent Comments** 

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

# Comparable Properties



27 Phoenix St SOUTH YARRA 3141 (REI)

**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)



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)



Price: \$1,715,000

Method: Sold Before Auction

Date: 21/02/2025

Property Type: House (Res) Land Size: 196 sqm approx **Agent Comments** 

Account - RT Edgar | P: 03 9826 1000





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