

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

25 Powell Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,200,000 Property Type House Suburb South Yarra

Period - From 01/07/2023 to 30/09/2023 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	39 Fawkner St SOUTH YARRA 3141	\$2,650,000	27/10/2023
2	13 Alexandra St SOUTH YARRA 3141	\$2,650,000	25/10/2023
3	25 Nicholson St SOUTH YARRA 3141	\$2,600,000	21/07/2023

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:

09/11/2023 09:18



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Property Type: House (Res)
Land Size: 232 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
September quarter 2023: \$2,200,000

Comparable Properties



39 Fawkner St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$2,650,000
Method: Sold Before Auction
Date: 27/10/2023
Property Type: House (Res)



13 Alexandra St SOUTH YARRA 3141 (REI)

Agent Comments

3 1 -

Price: \$2,650,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: House (Res)



25 Nicholson St SOUTH YARRA 3141 (VG)

Agent Comments

3 - -

Price: \$2,600,000
Method: Sale
Date: 21/07/2023
Property Type: House (Res)
Land Size: 197 sqm approx

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