

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

4/4 Powell Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb South Yarra

Period - From 01/01/2024

to 31/12/2024

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	101/25 Gertrude St WINDSOR 3181	\$430,000	20/12/2024
2	13/9 The Avenue WINDSOR 3181	\$430,000	08/10/2024
3	5/384 Toorak Rd SOUTH YARRA 3141	\$430,000	30/08/2024

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:

20/01/2025 13:51



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$430,000

Median Unit Price

Year ending December 2024: \$575,000

Comparable Properties



101/25 Gertrude St WINDSOR 3181 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$430,000

Method: Private Sale

Date: 20/12/2024

Property Type: Apartment



13/9 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$430,000

Method: Private Sale

Date: 08/10/2024

Property Type: Apartment



5/384 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$430,000

Method: Private Sale

Date: 30/08/2024

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504