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<br>Including suburb and postcode | 42 Arthur Street, South Yarra Vic 3141 |

## Indicative selling price

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

Single price $2,150,000

## Median sale price

Median price $2,265,000 Property Type House Suburb South Yarra

Period - From 01/07/2025 to 30/09/2025 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 | 115 Osborne St SOUTH YARRA 3141 | $2,100,000 | 07/11/2025 |
| 2 | 39 Surrey Rd SOUTH YARRA 3141 | $2,225,000 | 17/10/2025 |
| 3 | 12 Powell St SOUTH YARRA 3141 | $1,960,000 | 16/08/2025 |

**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: 24/11/2025 13:54

# 42 Arthur Street, South Yarra Vic 3141

JellisCraig




4 2 1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$2,150,000
**Median House Price**
September quarter 2025: $2,265,000

## Comparable Properties



**115 Osborne St SOUTH YARRA 3141 (REI)**

3 1 -

**Price:** $2,100,000
**Method:** Private Sale
**Date:** 07/11/2025
**Property Type:** House (Res)
**Land Size:** 332 sqm approx

Agent Comments



**39 Surrey Rd SOUTH YARRA 3141 (REI)**

3 2 -

**Price:** $2,225,000
**Method:** Private Sale
**Date:** 17/10/2025
**Property Type:** House

Agent Comments



**12 Powell St SOUTH YARRA 3141 (REI)**

3 2 1

**Price:** $1,960,000
**Method:** Auction Sale
**Date:** 16/08/2025
**Property Type:** House (Res)
**Land Size:** 208 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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