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	3/42 Powell Street, South Yarra VIC 3141

Indicative selling price

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

Range between $380,000 & $418,000

Median sale price

Median price $531,500 Property Type Unit Suburb South Yarra

Period - From 03/02/2026 to 02/08/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10/43 Davis Avenue South Yarra VIC 3141	$380,000	09/04/2026
7/37 Fawkner Street South Yarra VIC 3141	$380,000	20/04/2026
21/43 Caroline Street South Yarra VIC 3141	$400,000	06/07/2026

This Statement of Information was prepared on: 03/08/2026