

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

8 Powell Street, South Yarra VIC 3141

Indicative selling price

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

Range between

\$3,950,000

&

\$4,345,000

Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

South Yarra

Period - From

25/08/2025

to

24/02/2026

Source

pdol

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
17 Ralston St, SOUTH YARRA Vic	\$4,300,000	12/11/2025
38 Lorne Rd, Prahran Vic	\$3,830,000	25/10/2025
29 Macfarlan St, South Yarra Vic	\$4,025,000	28/08/2025

This Statement of Information was prepared on:

25/02/2026