

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

304/79 River Street, South Yarra, VIC 3141

Indicative selling price

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

Range between

\$995,000

&

\$1,090,000

Median sale price

Median price

574,000

Property Type

Unit

Suburb

South Yarra

Period - From

03/06/2024

to

02/12/2024

Source

pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
1 18/ 399 Toorak Rd, South Yarra Vic	\$1,100,000	09/10/2024
2 22/ 85 Alexandra Av, South Yarra Vic	\$1,115,000	21/09/2024
3 8/ 391 Toorak Rd, South Yarra Vic	\$1,075,000	14/09/2024

This Statement of Information was prepared on:

03/12/2024