

# 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 305/77 River Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$566,500 Property Type Unit Suburb South Yarra

Period - From 26/03/2024 to 25/03/2025 Source Property Data

### 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	405/77 River St SOUTH YARRA 3141	\$527,000	25/11/2024
2	315/77 River St SOUTH YARRA 3141	\$525,000	16/10/2024
3	101/57 Toorak Rd SOUTH YARRA 3141	\$493,000	01/10/2024

**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: 26/03/2025 13:29



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**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

26/03/2024 - 25/03/2025: \$566,500



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**405/77 River St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$527,000

**Method:** Private Sale

**Date:** 25/11/2024

**Property Type:** Apartment



**315/77 River St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$525,000

**Method:** Private Sale

**Date:** 16/10/2024

**Property Type:** Apartment



**101/57 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$493,000

**Method:** Sold Before Auction

**Date:** 01/10/2024

**Property Type:** Unit

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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