

# 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

501/79 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

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

06/11/2024

to

05/05/2025

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
13/21 Park La, South Yarra Vic	\$1,055,000	03/04/2025
304/79 River St, South Yarra Vic	\$1,080,000	15/01/2025
305/633 Church St, Richmond Vic	\$1,113,000	03/02/2025

This Statement of Information was prepared on:

06/05/2025