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	1004/7 River Street, South Yarra Vic 3141

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $600,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	901/666 Chapel St SOUTH YARRA 3141	$1,000,000	15/09/2025
2	27/380 Toorak Rd SOUTH YARRA 3141	$1,000,000	05/09/2025
3	504/8E Evergreen Mews ARMADALE 3143	$950,000	03/07/2025

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: 17/11/2025 09:25

1004/7 River Street, South Yarra Vic 3141

Alex Noutsos
0419 203 684
alex.noutsos@belleproperty.com

2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median Unit Price
Year ending September 2025: $600,000

Comparable Properties

901/666 Chapel St SOUTH YARRA 3141 (REI)

2 2 2

Price: $1,000,000
Method: Private Sale
Date: 15/09/2025
Property Type: Apartment

Agent Comments

27/380 Toorak Rd SOUTH YARRA 3141 (REI)

2 2 2

Price: $1,000,000
Method: Private Sale
Date: 05/09/2025
Property Type: Apartment

Agent Comments

504/8E Evergreen Mews ARMADALE 3143 (REI/VG)

2 2 2

Price: $950,000
Method: Private Sale
Date: 03/07/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525

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