

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

206/77 RIVER STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$299,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

103/77 RIVER STREET SOUTH YARRA VIC 3141	\$335,000	06-Feb-25
1801/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141	\$316,000	02-Oct-24
301/227 TOORAK ROAD SOUTH YARRA VIC 3141	\$305,000	19-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 31 March 2025



**103/77 RIVER STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$335,000** Sold Date **06-Feb-25**

Distance **0km**



**1801/50-54 CLAREMONT STREET
SOUTH YARRA VIC 3141**

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Sold Price **\$316,000** Sold Date **02-Oct-24**

Distance **0.27km**



**301/227 TOORAK ROAD SOUTH
YARRA VIC 3141**

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Sold Price **\$305,000** Sold Date **19-Nov-24**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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