

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

12/77 River Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2025

to

31/03/2026

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	812/12-14 Claremont St SOUTH YARRA 3141	\$330,400	13/04/2026
2	10/26 Darling St SOUTH YARRA 3141	\$330,000	27/03/2026
3	1307/7 Yarra St SOUTH YARRA 3141	\$337,500	16/12/2025

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:

16/06/2026 14:52

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$340,000

Median Unit Price

Year ending March 2026: \$610,000

Comparable Properties

**812/12-14 Claremont St SOUTH YARRA 3141 (REI)**

Agent Comments

**Price:** \$330,400**Method:** Private Sale**Date:** 13/04/2026**Property Type:** Apartment**10/26 Darling St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

**Price:** \$330,000**Method:** Private Sale**Date:** 27/03/2026**Property Type:** Apartment**1307/7 Yarra St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

**Price:** \$337,500**Method:** Private Sale**Date:** 16/12/2025**Property Type:** Apartment**Land Size:** 1146 sqm approx

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504