

## 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

607/77 RIVER STREET SOUTH YARRA VIC 3141

### Indicative selling price

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

Single Price

or range  
between

\$360,000

&

\$396,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2024

to

30 Apr 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

213/77 RIVER STREET SOUTH YARRA VIC 3141	\$390,000	16-Feb-25
16/77 RIVER STREET SOUTH YARRA VIC 3141	\$370,000	20-Jan-25
317/681 CHAPEL STREET SOUTH YARRA VIC 3141	\$380,000	04-Feb-25

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: 28 May 2025

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**213/77 RIVER STREET SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price **\$390,000** Sold Date **16-Feb-25**

Distance **0km**



**16/77 RIVER STREET SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price **\$370,000** Sold Date **20-Jan-25**

Distance **0km**



**317/681 CHAPEL STREET SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price **\$380,000** Sold Date **04-Feb-25**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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