

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

613/77 River Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$355,000 & \$380,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2024

to

31/03/2025

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 | 1110/12-14 Claremont St SOUTH YARRA 3141 | \$375,000 | 08/05/2025 |
| 2 | 208/77 River St SOUTH YARRA 3141 | \$360,000 | 26/03/2025 |
| 3 | 16/77 River St SOUTH YARRA 3141 | \$370,000 | 20/01/2025 |

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1854 sqm approx
Agent Comments

Indicative Selling Price
\$355,000 - \$380,000
Median Unit Price
Year ending March 2025: \$580,000

Comparable Properties



1110/12-14 Claremont St SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$375,000
Method: Private Sale
Date: 08/05/2025
Property Type: Apartment



208/77 River St SOUTH YARRA 3141 (REI/VG) **Agent Comments**



Price: \$360,000
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment

16/77 River St SOUTH YARRA 3141 (VG) **Agent Comments**



Price: \$370,000
Method: Sale
Date: 20/01/2025
Property Type: Strata Unit/Flat

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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