Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 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 | Pro | perty Type | Jnit | | 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

| Add | dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 14/05/2025 14:18 |
|--|------------------|



RT Edgar









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)





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

Property Type: Apartment

Property Type: Apartment

Agent Comments



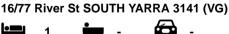
208/77 River St SOUTH YARRA 3141 (REI/VG)

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





Agent Comments



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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.