

# 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

7/77 River Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$360,000

&

\$390,000

### Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2024

to

31/03/2025

Source

Property Data

### 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	208/77 River St SOUTH YARRA 3141	\$360,000	26/03/2025
2	1310/50 Claremont St SOUTH YARRA 3141	\$360,000	26/02/2025
3	213/77 River St SOUTH YARRA 3141	\$390,000	16/02/2025

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:

01/04/2025 10:50

7/77 River Street, South Yarra Vic 3141



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$360,000 - \$390,000  
Median Unit Price  
01/04/2024 - 31/03/2025: \$565,000

## Comparable Properties



208/77 River St SOUTH YARRA 3141 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

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



1310/50 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$360,000  
Method: Private Sale  
Date: 26/02/2025  
Property Type: Apartment



213/77 River St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$390,000  
Method: Sold Before Auction  
Date: 16/02/2025  
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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