

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

912/77 RIVER STREET SOUTH YARRA VIC 3141

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

2704/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$580,000	06-Mar-26
1710/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141	\$610,000	14-Jun-26
708/32 BRAY STREET SOUTH YARRA VIC 3141	\$585,000	14-Apr-26

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: 10 July 2026

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**2704/35 MALCOLM STREET
SOUTH YARRA VIC 3141**

2 1 1

Sold Price **\$580,000** Sold Date **06-Mar-26**

Distance **0.06km**



**1710/50-54 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 1 1

Sold Price **\$610,000** Sold Date **14-Jun-26**

Distance **0.27km**



**708/32 BRAY STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$585,000** Sold Date **14-Apr-26**

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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