

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

901/101 River Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$2,162,000

Property Type House

Suburb South Yarra

Period - From 01/07/2025

to

30/06/2026

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	2/20 Grange Rd TOORAK 3142	\$2,725,000	09/04/2026
2	4/136 Anderson St SOUTH YARRA 3141	\$2,700,000	28/03/2026
3	71/85 Alexandra Av SOUTH YARRA 3141	\$2,620,000	17/03/2026

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:

15/09/2026 11:17



Property Type:
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
Year ending June 2026: \$2,162,000

Comparable Properties



2/20 Grange Rd TOORAK 3142 (REI)

Agent Comments



Price: \$2,725,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment



4/136 Anderson St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$2,700,000
Method: Private Sale
Date: 28/03/2026
Property Type: Apartment



71/85 Alexandra Av SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$2,620,000
Method: Expression of Interest
Date: 17/03/2026
Property Type: Apartment

Account - Marshall White | P: 03 9822 9999