

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

310/77 River Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$611,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2024

to

31/12/2024

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	12/17-23 Mona PI SOUTH YARRA 3141	\$375,000	14/12/2024
2	5/2a Washington St TOORAK 3142	\$375,000	11/12/2024
3	801/568 St Kilda Rd MELBOURNE 3004	\$375,000	22/08/2024

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:

05/02/2025 14:53



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Indicative Selling Price

\$365,000

Median Unit Price

December quarter 2024: \$611,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



12/17-23 Mona PI SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$375,000
Method: Private Sale
Date: 14/12/2024
Property Type: Unit



5/2a Washington St TOORAK 3142 (REI/VG)

Agent Comments

1 1 1

Price: \$375,000
Method: Private Sale
Date: 11/12/2024
Property Type: Apartment



801/568 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1 1 1

Price: \$375,000
Method: Private Sale
Date: 22/08/2024
Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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