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	202/77 River Street, South Yarra VIC 3141

Indicative selling price

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

Range between $320,000 & $350,000

Median sale price

Median price $1,801,000 Property Type Other Suburb South Yarra

Period - From 19/09/2024 to 18/03/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2210/35 Malcolm Street South Yarra VIC 3141	$337,500	01/03/2025
103/77 River Street South Yarra VIC 3141	$335,000	06/02/2025
1907/7 Yarra Street South Yarra VIC 3141	$340,000	04/02/2025

This Statement of Information was prepared on: 19/03/2025