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	312/99 River Street, South Yarra VIC 3141

Indicative selling price

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

Range between $575,000 & $630,000

Median sale price

Median price $563,000 Property Type Unit Suburb South Yarra

Period - From 07/04/2025 to 06/10/2025 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 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
31/166W Toorak Road South Yarra VIC 3141	$540,000	22/08/2025
10/35-37 Bromby Street South Yarra VIC 3141	$635,000	16/07/2025
203/99 River Street South Yarra VIC 3141	$557,000	19/05/2025

This Statement of Information was prepared on: 07/10/2025