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

1003/77 River Street, South Yarra Vic 3141

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|-------------|
| Range betweer | \$600,000 | | & | | \$660,000 | | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$677,000 | Pro | operty Type | Unit | | | Suburb | South Yarra |
| Period - From | 01/04/2025 | to | 30/06/2025 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-------------------------------------|-----------|--------------|
| 1 | 1504/229 Toorak Rd SOUTH YARRA 3141 | \$650,000 | 14/05/2025 |
| 2 | 803/227 Toorak Rd SOUTH YARRA 3141 | \$630,000 | 01/05/2025 |
| 3 | 1012/229 Toorak Rd SOUTH YARRA 3141 | \$629,500 | 26/04/2025 |

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:

09/07/2025 08:50





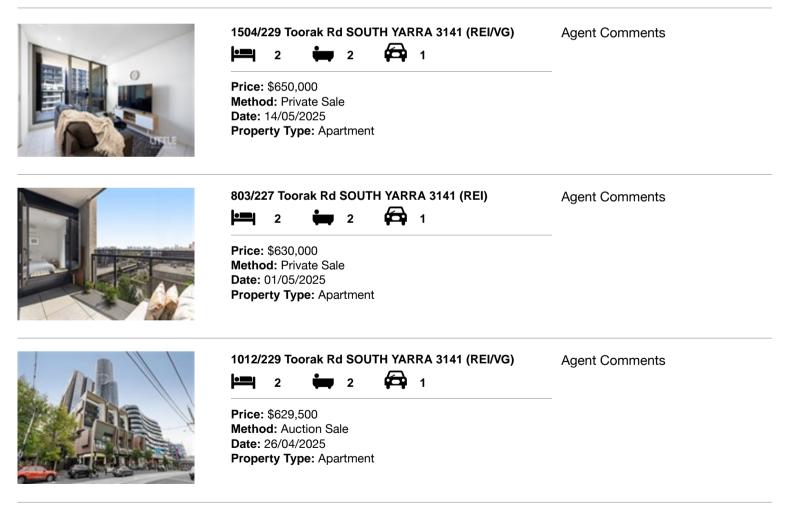




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price June quarter 2025: \$677,000

Comparable Properties



Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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