

## 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

407/99 RIVER STREET SOUTH YARRA VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2025

to

31 Mar 2026

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 6 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

203/99 RIVER STREET SOUTH YARRA VIC 3141	\$557,000	19-May-25
1206/661 CHAPEL STREET SOUTH YARRA VIC 3141	\$538,000	15-Jan-26
910/665 CHAPEL STREET SOUTH YARRA VIC 3141	\$530,450	30-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 21 April 2026



**YORKSHIRE**  
PROPERTY  
Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au



**203/99 RIVER STREET SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price **\$557,000** Sold Date **19-May-25**

Distance **0km**



**1206/661 CHAPEL STREET SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price **\$538,000** Sold Date **15-Jan-26**

Distance **0.13km**



**910/665 CHAPEL STREET SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price **\$530,450** Sold Date **30-Apr-25**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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