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	5/1 The Righi, South Yarra Vic 3141

Indicative selling price

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

Single price $809,000

Median sale price

Median price	$610,000	Property Type	Unit	Suburb	South Yarra
Period - From	01/04/2025	to	31/03/2026	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	7/399 Toorak Rd SOUTH YARRA 3141	$813,000	13/06/2026
2	67/8 Perth St PRAHRAN 3181	$800,000	03/06/2026
3	3/33 Judd St RICHMOND 3121	$805,000	02/06/2026

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.~~

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5/1 The Righi, South Yarra Vic 3141

Alex Noutsos
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$809,000
Median Unit Price
Year ending March 2026: $610,000

Comparable Properties



7/399 Toorak Rd SOUTH YARRA 3141 (REI)

2 2 1

Price: $813,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Apartment

Agent Comments



67/8 Perth St PRAHRAN 3181 (REI)

2 1 1

Price: $800,000
Method: Sold Before Auction
Date: 03/06/2026
Property Type: Apartment

Agent Comments



3/33 Judd St RICHMOND 3121 (REI)

2 2 1

Price: $805,000
Method: Private Sale
Date: 02/06/2026
Property Type: Apartment
Land Size: 101 sqm approx

Agent Comments

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