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	9/5 Northampton Place, South Yarra Vic 3141

Indicative selling price

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

Range between $1,350,000 & $1,485,000

Median sale price

Median price $1,457,500 Property Type Townhouse Suburb South Yarra

Period - From 06/03/2025 to 05/03/2026 Source Property Data

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	10a Botherambo St RICHMOND 3121	$1,315,000	01/10/2025
2	6/5 Northampton Pl SOUTH YARRA 3141	$1,475,000	24/02/2026
3	19a Stanley St RICHMOND 3121	$1,485,000	06/12/2025

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: 06/03/2026 14:06

9/5 Northampton Place, South Yarra Vic 3141



2 2 1

Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,350,000 - $1,485,000
Median Townhouse Price
06/03/2025 - 05/03/2026: $1,457,500

Comparable Properties



10a Botherambo St RICHMOND 3121 (REI/VG)

2 2 1

Price: $1,315,000
Method: Auction Sale
Date: 01/10/2025
Property Type: House (Res)
Land Size: 87 sqm approx

Agent Comments



6/5 Northampton Pl SOUTH YARRA 3141 (REI)

2 2 2

Price: $1,475,000
Method: Sold Before Auction
Date: 24/02/2026
Property Type: Townhouse (Single)

Agent Comments



19a Stanley St RICHMOND 3121 (REI/VG)

2 2 2

Price: $1,485,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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