

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

121 The Righi, Eaglemont Vic 3084

Indicative selling price

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

Single price \$4,120,000

Median sale price

Median price \$2,665,500

Property Type House

Suburb Eaglemont

Period - From 01/10/2025

to 31/12/2025

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	39a Thoresby Gr IVANHOE 3079	\$4,100,000	18/12/2025
2	49 Castle St EAGLEMONT 3084	\$4,000,000	05/12/2025
3			

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:

25/02/2026 12:34



Property Type: House

Land Size: 1002 sqm approx

Agent Comments

Comparable Properties



39a Thoresby Gr IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$4,100,000

Method: Private Sale

Date: 18/12/2025

Rooms: 8

Property Type: House (Res)

Land Size: 625 sqm approx



49 Castle St EAGLEMONT 3084 (REI)

Agent Comments



Price: \$4,000,000

Method: Private Sale

Date: 05/12/2025

Property Type: House

Land Size: 936 sqm approx

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.