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	303/21 Thistlethwaite Street, South Melbourne Vic 3205
Including suburb and	
postcode	

Indicative selling price

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

Single price \$935,000

Median sale price

Median price	\$581,000	Pro	perty Type	Unit		Suburb	South Melbourne
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	3102/180 City Rd SOUTHBANK 3006	\$935,000	30/05/2025
2	12/77 Coventry St SOUTHBANK 3006	\$995,000	08/05/2025
3	83a Park St SOUTH MELBOURNE 3205	\$975,000	02/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 14:38



WHITEFOX

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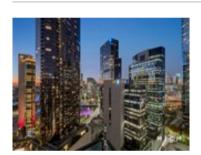
> **Indicative Selling Price** \$935,000 **Median Unit Price** June quarter 2025: \$581,000





Property Type: Apartment **Agent Comments**

Comparable Properties



3102/180 City Rd SOUTHBANK 3006 (REI)

Agent Comments

Price: \$935,000 Method: Private Sale Date: 30/05/2025

Property Type: Apartment



12/77 Coventry St SOUTHBANK 3006 (REI/VG)



Agent Comments

Price: \$995,000 Method: Private Sale Date: 08/05/2025

Property Type: Apartment



83a Park St SOUTH MELBOURNE 3205 (REI/VG)

Price: \$975,000

Method: Sold After Auction

Date: 02/03/2025 Property Type: House **Agent Comments**

Account - Whitefox Real Estate | P: 96459699



