

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

310/51-59 THISTLETHWAITE STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

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

Single Price

or range
between

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,230

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

2911/628 FLINDERS STREET DOCKLANDS VIC 3008	\$425,000	15-Apr-25
4614/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$430,000	20-Feb-25
202/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205	\$440,000	04-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: 30 April 2025



**2911/628 FLINDERS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS}

\$425,000

Sold Date

15-Apr-25

Distance

1.16km



**4614/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

1 1 -

Sold Price

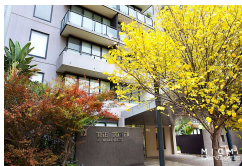
\$430,000

Sold Date

20-Feb-25

Distance

1.38km



**202/148-150 WELLS STREET
SOUTH MELBOURNE VIC 3205**

1 1 1

Sold Price

^{RS}

\$440,000

Sold Date

04-Apr-25

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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