

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

405/21 Thistlethwaite Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/07/2025

to

30/09/2025

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	7304/70 Southbank Blvd SOUTHBANK 3006	\$1,530,000	05/11/2025
2	1a Fitzpatrick St SOUTH MELBOURNE 3205	\$1,460,000	16/07/2025
3	2604/14 Kavanagh St SOUTHBANK 3006	\$1,485,500	14/06/2025

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:

18/11/2025 13:47

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Indicative Selling Price
\$1,400,000 - \$1,500,000

Median Unit Price
September quarter 2025: \$630,000



3 2 1

Property Type: Apartment
Agent Comments

Comparable Properties

7304/70 Southbank Blvd SOUTHBANK 3006 (VG)

Agent Comments

3 - -

Price: \$1,530,000
Method: Sale
Date: 05/11/2025
Property Type: Flat/Unit/Apartment (Res)

1a Fitzpatrick St SOUTH MELBOURNE 3205 (VG)

Agent Comments

3 - -

Price: \$1,460,000
Method: Sale
Date: 16/07/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



2604/14 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

3 3 2

Price: \$1,485,500
Method: Auction Sale
Date: 14/06/2025
Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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