

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

79 Thomson Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$2,060,000

Property Type House

Suburb South Melbourne

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	172 Heath St PORT MELBOURNE 3207	\$1,680,000	19/11/2025
2	108 Graham St PORT MELBOURNE 3207	\$1,900,000	12/09/2025
3	170 Danks St ALBERT PARK 3206	\$1,800,000	06/09/2025

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:

04/02/2026 12:18



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Rooms: 8

Property Type: House (Res)

Land Size: 144 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

December quarter 2025: \$2,060,000

Comparable Properties



172 Heath St PORT MELBOURNE 3207 (REI)

Agent Comments

 3
  2
  -

Price: \$1,680,000

Method: Private Sale

Date: 19/11/2025

Property Type: House

Land Size: 154 sqm approx



108 Graham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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  2
  -

Price: \$1,900,000

Method: Sold Before Auction

Date: 12/09/2025

Property Type: House (Res)

Land Size: 129 sqm approx



170 Danks St ALBERT PARK 3206 (REI/VG)

Agent Comments

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  -

Price: \$1,800,000

Method: Sold Before Auction

Date: 06/09/2025

Property Type: House (Res)

Land Size: 161 sqm approx

Account - Jellis Craig | P: 03 8644 5500