

# 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 7 Little Tribe Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,800,000

### Median sale price

Median price \$1,540,000 Property Type House Suburb South Melbourne

Period - From 29/01/2024 to 28/01/2025 Source Property Data

### 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 | 13/297 Dorcas St SOUTH MELBOURNE 3205 | \$1,850,000 | 29/11/2024   |
| 2 | 238a Moray St SOUTH MELBOURNE 3205    | \$1,720,000 | 07/09/2024   |
| 3 | 3 Dow St SOUTH MELBOURNE 3205         | \$1,650,000 | 31/07/2024   |

**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: 29/01/2025 15:09



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**Property Type:** House  
**Land Size:** 128 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,650,000 - \$1,800,000  
**Median House Price**  
 29/01/2024 - 28/01/2025: \$1,540,000

## Comparable Properties



13/297 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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**Price:** \$1,850,000  
**Method:** Sold Before Auction  
**Date:** 29/11/2024  
**Property Type:** House



238a Moray St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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**Price:** \$1,720,000  
**Method:** Auction Sale  
**Date:** 07/09/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 105 sqm approx



3 Dow St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 31/07/2024  
**Property Type:** House (Res)  
**Land Size:** 177 sqm approx

Account - Marshall White | P: 03 9822 9999



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