

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 48 Thomson Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,752,000 Property Type House Suburb South Melbourne

Period - From 01/01/2025 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	118 Palmerston Cr SOUTH MELBOURNE 3205	\$1,400,000	11/01/2026
2	12 Little Tribe St SOUTH MELBOURNE 3205	\$1,225,000	29/11/2025
3	110 Pickles St SOUTH MELBOURNE 3205	\$1,261,000	20/09/2025

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: 19/01/2026 16:08



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Property Type: House (Res)

Land Size: 105 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2025: \$1,752,000

Comparable Properties



118 Palmerston Cr SOUTH MELBOURNE 3205 (REI)

Agent Comments

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Price: \$1,400,000

Method: Private Sale

Date: 11/01/2026

Property Type: House



12 Little Tribe St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$1,225,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 120 sqm approx



110 Pickles St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$1,261,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 131 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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