

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 12 Little Tribe Street, South Melbourne Vic 3205
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	48 Raglan St SOUTH MELBOURNE 3205	\$1,070,000	16/10/2025
2	124 Heath St PORT MELBOURNE 3207	\$1,200,000	10/08/2025
3	181 Stokes St PORT MELBOURNE 3207	\$1,130,000	10/07/2025

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:



2



1



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

September quarter 2025: \$1,499,500

Comparable Properties



48 Raglan St SOUTH MELBOURNE 3205 (REI/VG)



2



1



-

Price: \$1,070,000

Method: Sold Before Auction

Date: 16/10/2025

Property Type: House (Res)

Land Size: 118 sqm approx

Agent Comments



124 Heath St PORT MELBOURNE 3207 (REI/VG)



2



1



-

Price: \$1,200,000

Method: Private Sale

Date: 10/08/2025

Property Type: House

Land Size: 91 sqm approx

Agent Comments



181 Stokes St PORT MELBOURNE 3207 (REI/VG)



2



1



-

Price: \$1,130,000

Method: Private Sale

Date: 10/07/2025

Property Type: House (Res)

Land Size: 128 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999