

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 87 Thomson Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$1,050,000

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	26 Mountain St SOUTH MELBOURNE 3205	\$1,007,000	21/02/2026
2	106 Nott St PORT MELBOURNE 3207	\$1,050,000	29/12/2025
3	48 Raglan St SOUTH MELBOURNE 3205	\$1,070,000	16/10/2025

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: 11/03/2026 16:00



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

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

Comparable Properties



26 Mountain St SOUTH MELBOURNE 3205 (REI)

Agent Comments

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Price: \$1,007,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



106 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

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 1

Price: \$1,050,000

Method: Private Sale

Date: 29/12/2025

Property Type: House



48 Raglan St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$1,070,000

Method: Sold Before Auction

Date: 16/10/2025

Property Type: House (Res)

Land Size: 118 sqm approx

Account - BigginScott | P: 03 9426 4000