

## 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 31/63 Dorcas Street, South Melbourne, 3205

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between \$580,000.00 & \$590,000.00

**Median sale price**

Median price \$558,750.00 Property type Unit/Apartment,  
Car Park Suburb SOUTH MELBOURNE

Period - Nov 2023 to Oct 2024 Source Corelogic

**Comparable property sales**

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 |
|---|--------------|--------------|
| 211/221 STURT STREET SOUTHBANK VIC 3006 | \$585,000.00 | 8/08/2024    |
| 6/116 DODDS STREET SOUTHBANK VIC 3006   | \$588,000.00 | 19/08/2024   |
| 93/88 WELLS STREET SOUTHBANK VIC 3006   | \$580,000.00 | 6/11/2024    |

This Statement of Information was prepared on: Tuesday 26th November 2024