

# 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

361 Dorcas Street, South Melbourne Vic 3205

### Indicative selling price

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

Single price

\$1,049,000

### Median sale price

Median price

\$1,540,000

Property Type

House

Suburb

South Melbourne

Period - From

01/04/2024

to

30/06/2024

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 | 7 Nelson Pl SOUTH MELBOURNE 3205    | \$1,150,000 | 03/09/2024   |
| 2 | 39 Carter St ALBERT PARK 3206       | \$1,000,000 | 03/08/2024   |
| 3 | 8 Little Finlay St ALBERT PARK 3206 | \$1,068,000 | 30/05/2024   |

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:

11/09/2024 12:19

361 Dorcas Street, South Melbourne Vic 3205



3   1  

Property Type: House (Res)  
Agent Comments

Indicative Selling Price  
\$1,049,000  
Median House Price  
June quarter 2024: \$1,540,000

## Comparable Properties



7 Nelson PI SOUTH MELBOURNE 3205 (REI)   Agent Comments

2   1   -

Price: \$1,150,000  
Method: Private Sale  
Date: 03/09/2024  
Property Type: House



39 Carter St ALBERT PARK 3206 (REI)   Agent Comments

2   1   -

Price: \$1,000,000  
Method: Auction Sale  
Date: 03/08/2024  
Property Type: House (Res)



8 Little Finlay St ALBERT PARK 3206 (VG)   Agent Comments

2   -   -

Price: \$1,068,000  
Method: Sale  
Date: 30/05/2024  
Property Type: House - Attached House N.E.C.  
Land Size: 57 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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