

## 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

106/60 DORCAS STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$448,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

1310/152-166 STURT STREET SOUTHBANK VIC 3006	\$455,000	25-Aug-23
2903/283 CITY ROAD SOUTHBANK VIC 3006	\$452,000	18-Aug-23

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 6 months.

This Statement of Information was prepared on: 23 January 2024



**1310/152-166 STURT STREET  
SOUTHBANK VIC 3006**

 1  1  -

Sold Price

**\$455,000**

Sold Date **25-Aug-23**

Distance

**0.59km**



**2903/283 CITY ROAD SOUTHBANK  
VIC 3006**

 1  1  -

Sold Price

**\$452,000**

Sold Date **18-Aug-23**

Distance

**0.86km**

RS = Recent sale

UN = Undisclosed Sale

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