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

98/39 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$800,000		&		\$880,000					
Median sale p										
Median price	\$591,000	Pro	operty Type	Unit			Suburb	South Melbourne		
Period - From	01/10/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1212/38 Bank St SOUTH MELBOURNE 3205	\$860,000	17/02/2025
2			
3			

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:

12/03/2025 16:00



WHIJEFOX

Imogen Stokes



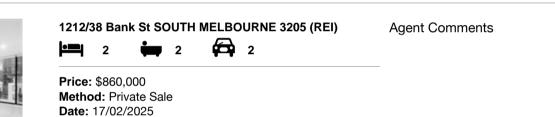
Property Type: Strata Unit/Flat Agent Comments

0418 767 342 imogen@whitefoxrealestate.com.au

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** December quarter 2024: \$591,000



Comparable Properties



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.

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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