

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

1809/22 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$360,000

&

\$380,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Southbank

Period - From

17/02/2024

to

16/02/2025

Source

Property Data

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	1111/22 Dorcas St SOUTHBANK 3006	\$370,000	14/02/2025
2	2011/22 Dorcas St SOUTHBANK 3006	\$385,000	11/02/2025
3	804/8 Dorcas St SOUTHBANK 3006	\$391,000	17/12/2024

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:

17/02/2025 09:07

Indicative Selling Price
 \$360,000 - \$380,000
Median Unit Price
 17/02/2024 - 16/02/2025: \$595,000

Comparable Properties



1111/22 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments

1 1 1

Price: \$370,000
Method: Private Sale
Date: 14/02/2025
Rooms: 3
Property Type: Apartment



2011/22 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments

1 1 1

Price: \$385,000
Method: Private Sale
Date: 11/02/2025
Property Type: Apartment



804/8 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments

1 1 1

Price: \$391,000
Method: Private Sale
Date: 17/12/2024
Property Type: Apartment