

Statement of Information

# Single residential property located in the Melbourne metropolitan area

M I C M

Section 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address  
Including suburb and  
postcode 69/69 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  &

## Median sale price

Median price  Property type  Suburb

Period  
-  to  Source   
From

## 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
20/161-173 STURT STREET SOUTHBANK VIC 3006	\$600,000.00	10/12/2024
311/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205	\$605,000.00	27/11/2024
5/93 DODDS STREET SOUTHBANK VIC 3006	\$640,000.00	27/08/2024

This Statement of Information was prepared on: