

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	1408/22 Dorcas Street, Southbank, VIC 3006
---	--

Indicative selling price

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

Price Range	\$320,000	&	\$345,000
-------------	-----------	---	-----------

Median sale price

Median price	\$560,000	Property Type	Apartment	Suburb	Southbank (3006)
Period - From	01/10/2024	to	30/09/2025	Source	realestate.com.au

Comparable property sales

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
608/22 DORCAS STREET, SOUTHBANK VIC 3006	\$330,000	18/06/2025
610/60 DORCAS STREET, SOUTHBANK VIC 3006	\$347,500	30/09/2025
1403/48 BALSTON STREET, SOUTHBANK VIC 3006	\$325,000	03/09/2025

This Statement of Information was prepared on: 01/10/2025