

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

1514/8 DORCAS STREET SOUTHBANK VIC 3006

Indicative selling price

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

Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2024

to

30 Apr 2025

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

115/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$437,500	04-Mar-25
202/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205	\$440,000	04-Apr-25
1008/31 SPRING STREET MELBOURNE VIC 3000	\$432,500	03-Apr-25

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: 02 May 2025

Yas Sunar

M 0408674896

E YasS@micm.com.au

**115/39 DORCAS STREET SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price

RS

\$437,500

Sold Date

04-Mar-25

Distance

0.17km**202/148-150 WELLS STREET
SOUTH MELBOURNE VIC 3205**

1 1 1

Sold Price

RS

\$440,000

Sold Date

04-Apr-25

Distance

0.17km**1008/31 SPRING STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

RS

\$432,500

UN

Sold Date

03-Apr-25

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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