

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

1707/56 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

\$1,100,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

507/60 DORCAS STREET SOUTHBANK VIC 3006	\$1,203,000	13-May-25
721/20 QUEENS ROAD MELBOURNE VIC 3004	\$1,203,500	27-Apr-24
3904/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$1,125,000	15-Apr-24

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: 21 August 2025

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507/60 DORCAS STREET SOUTHBANK VIC 3006

2 2 1

Sold Price **\$1,203,000** Sold Date **13-May-25**

Distance **0km**



721/20 QUEENS ROAD MELBOURNE VIC 3004

2 2 1

Sold Price **\$1,203,500** Sold Date **27-Apr-24**

Distance **1.3km**



3904/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006

2 2 1

Sold Price **\$1,125,000** Sold Date **15-Apr-24**

Distance **1.02km**



918/20 QUEENS ROAD MELBOURNE VIC 3004

2 2 1

Sold Price **\$1,121,500** Sold Date **25-Apr-24**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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