

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

507/60 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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	32/180 Little Collins St MELBOURNE 3000	\$1,100,000	13/03/2025
2	75/211 Wellington Pde.S EAST MELBOURNE 3002	\$1,150,000	30/01/2025
3	43/449-453 St Kilda Rd MELBOURNE 3004	\$1,160,000	10/01/2025

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:

17/04/2025 09:54

Peter Zervas

9068 4850

0405 682 173

peterz@whitefoxrealestate.com.au

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median Unit Price

Year ending March 2025: \$570,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



32/180 Little Collins St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 13/03/2025

Property Type: Apartment



75/211 Wellington Pde.S EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 30/01/2025

Property Type: Apartment



43/449-453 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$1,160,000

Method: Private Sale

Date: 10/01/2025

Property Type: Apartment

Land Size: 106 sqm approx

Account - Whitefox Real Estate | P: 96459699



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.