

## 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

78/39 DORCAS STREET SOUTH MELBOURNE VIC 3205

### Indicative selling price

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

Single Price

or range  
between

\$880,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,070

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jun 2024

to

31 May 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

225/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$930,000	24-Feb-25
207/79 WHITEMAN STREET SOUTHBANK VIC 3006	\$890,000	03-Mar-25
98/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$870,000	24-Mar-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: 12 June 2025



**225/88 KAVANAGH STREET  
SOUTHBANK VIC 3006**

3 2 2

Sold Price **\$930,000** Sold Date **24-Feb-25**

Distance **0.87km**



**207/79 WHITEMAN STREET  
SOUTHBANK VIC 3006**

3 2 2

Sold Price **\$890,000** Sold Date **03-Mar-25**

Distance **1.21km**



**98/39 DORCAS STREET SOUTH  
MELBOURNE VIC 3205**

3 2 2

Sold Price **\$870,000** Sold Date **24-Mar-25**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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