

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

3-Bedrooms, 2-Bathrooms, 1-Car Completion by 2027 Park and City Views
SOUTH MELBOURNE VIC 3205

Indicative selling price

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

Single Price

\$1,880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

1705/41 BANK STREET SOUTH MELBOURNE VIC 3205	\$1,980,000	10-Dec-24
13/297-315 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$1,850,000	29-Nov-24
15/297-315 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$1,750,000	28-Sep-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 December 2025



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**1705/41 BANK STREET SOUTH
MELBOURNE VIC 3205**

3 3 2

Sold Price **\$1,980,000** Sold Date **10-Dec-24**

Distance **0.24km**



**13/297-315 DORCAS STREET
SOUTH MELBOURNE VIC 3205**

3 3 2

Sold Price **\$1,850,000** Sold Date **29-Nov-24**

Distance **1.14km**



**15/297-315 DORCAS STREET
SOUTH MELBOURNE VIC 3205**

3 3 1

Sold Price **\$1,750,000** Sold Date **28-Sep-25**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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