

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$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
231/173 CITY ROAD SOUTHBANK VIC 3006	\$880,000	31-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: 24 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**



**231/173 CITY ROAD SOUTHBANK
VIC 3006**

3 2 2

Sold Price **\$880,000** Sold Date **31-Mar-25**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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