Statement of Information

# Single residential property located in the Melbourne metropolitan area

MICM

**Section 47AF of the *Estate Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address Including suburb and postcode | 2108/70 Dorcas Street, Southbank, 3006 |

## Indicative selling price

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

| | | | | |
|---|---|---|---|---|
| Single price | | or range between | $649,000.00 | & $699,000.00 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $572,500.00 | Property type | Unit/Apartment | Suburb | SOUTHBANK |
| Period - From | Jul 2025 | to | Jul 2026 | Source | Property Data |

## Comparable property sales

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 |
|---|---|---|
| 1602/22 Dorcas St SOUTHBANK 3006 | $630,000.00 | 14/04/2026 |
| 1105/151 City Rd SOUTHBANK 3006 | $685,000.00 | 19/03/2026 |
| 30/539 St Kilda Rd MELBOURNE 3004 | $690,000.00 | 4/03/2026 |

This Statement of Information was prepared on: Monday 13th July 2026