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	1607/22 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Range between $620,000 & $670,000

Median sale price

Median price $560,000 Property Type Unit Suburb Southbank

Period - From 01/10/2022 to 30/09/2023 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	150c Wells St SOUTH MELBOURNE 3205	$650,000	28/09/2023
2	117/88 Park St SOUTH MELBOURNE 3205	$635,000	02/11/2023
3	41/63 Dorcas St SOUTH MELBOURNE 3205	$630,000	27/07/2023

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: 06/12/2023 19:57

1607/22 Dorcas Street, Southbank Vic 3006



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$620,000 - $670,000
Median Unit Price
Year ending September 2023: $560,000

Comparable Properties



150c Wells St SOUTH MELBOURNE 3205 (REI)

2 1 1

Price: $650,000
Method: Private Sale
Date: 28/09/2023
Property Type: Apartment

Agent Comments



117/88 Park St SOUTH MELBOURNE 3205 (REI)

2 1 1

Price: $635,000
Method: Expression of Interest
Date: 02/11/2023
Property Type: Apartment

Agent Comments



41/63 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 27/07/2023
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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