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	1603/56 Dorcas Street, Southbank VIC 3006

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $515,000 Property Type Unit Suburb Southbank

Period - From 03/08/2024 to 02/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2213/60 Kavanagh Street Southbank VIC 3006	$700,000	17/12/2024
1015/38 Bank Street South Melbourne VIC 3205	$700,000	13/12/2024
1903/22 Dorcas Street Southbank VIC 3006	$685,000	05/12/2024

This Statement of Information was prepared on: 04/02/2025