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	4/297 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

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

Single price $2,500,000

Median sale price

Median price $1,499,500 Property Type House Suburb South Melbourne

Period - From 01/07/2025 to 30/09/2025 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	15 Danks St ALBERT PARK 3206	$2,600,000	27/09/2025
2	178 Esplanade East PORT MELBOURNE 3207	$2,450,000	17/09/2025
3			

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: 01/12/2025 09:13

4/297 Dorcas Street, South Melbourne Vic 3205

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Property Type:
Agent Comments

Indicative Selling Price
$2,500,000
Median House Price
September quarter 2025: $1,499,500

Comparable Properties



15 Danks St ALBERT PARK 3206 (REI/VG)

3 3 2

Price: $2,600,000
Method: Auction Sale
Date: 27/09/2025
Property Type: House (Res)

Agent Comments



178 Esplanade East PORT MELBOURNE 3207 (REI/VG)

3 2 2

Price: $2,450,000
Method: Private Sale
Date: 17/09/2025
Property Type: House (Res)
Land Size: 140 sqm approx

Agent Comments

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.

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