

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

1610A/60 Dorcas Street, Southbank Vic 3006

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$532,500 Property Type Unit Suburb Southbank

Period - From 01/04/2025 to 30/06/2025 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	2009/39 Coventry St SOUTHBANK 3006	\$349,000	20/06/2025
2	1913/50 Albert Rd SOUTH MELBOURNE 3205	\$365,000	03/06/2025
3	504/152 Sturt St SOUTHBANK 3006	\$354,000	29/05/2025

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: 03/09/2025 14:57



1 bed 1 bath 0 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$370,000

Median Unit Price

June quarter 2025: \$532,500

Comparable Properties

2009/39 Coventry St SOUTHBANK 3006 (VG)

Agent Comments

1 bed - bath - car

Price: \$349,000

Method: Sale

Date: 20/06/2025

Property Type: Flat/Unit/Apartment (Res)



1913/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$365,000

Method: Private Sale

Date: 03/06/2025

Property Type: Apartment



504/152 Sturt St SOUTHBANK 3006 (VG)

Agent Comments

1 bed - bath - car

Price: \$354,000

Method: Sale

Date: 29/05/2025

Property Type: Strata Unit/Flat

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951