

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

58/63 DORCAS STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$890,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

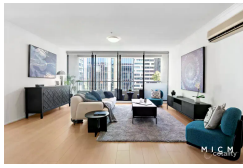
Date of sale

83/63 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$901,000	24-Mar-26
412/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$925,000	04-Mar-25
503/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$920,000	18-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 23 April 2026



**83/63 DORCAS STREET SOUTH
MELBOURNE VIC 3205**

3 2 2

Sold Price

^{RS}

\$901,000

Sold Date

24-Mar-26

Distance

0km



**412/38 BANK STREET SOUTH
MELBOURNE VIC 3205**

3 2 2

Sold Price

\$925,000

Sold Date

04-Mar-25

Distance

0.05km



**503/38 BANK STREET SOUTH
MELBOURNE VIC 3205**

3 2 2

Sold Price

\$920,000

Sold Date

18-Feb-26

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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