

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 May 2025

to

30 Apr 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

121/69 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$875,000	04-Jul-25
101 PARK STREET SOUTH MELBOURNE VIC 3205	\$892,000	09-Dec-25
73/63 DORCAS STREET SOUTH MELBOURNE VIC 3205	-	05-Jul-25

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: 18 May 2026



**121/69 DORCAS STREET SOUTH  
MELBOURNE VIC 3205**

2 2 2

Sold Price **\$875,000** Sold Date **04-Jul-25**

Distance **0km**



**101 PARK STREET SOUTH  
MELBOURNE VIC 3205**

2 2 1

Sold Price **\$892,000** Sold Date **09-Dec-25**

Distance **0.33km**



**73/63 DORCAS STREET SOUTH  
MELBOURNE VIC 3205**

2 2 2

Sold Price - Sold Date **05-Jul-25**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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