

## 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

\$800,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

302/201-203 FERRARS STREET SOUTH MELBOURNE VIC 3205	\$860,000	29-Aug-25
1208B/56 DORCAS STREET SOUTHBANK VIC 3006	\$850,000	-
505/25 COVENTRY STREET SOUTHBANK VIC 3006	\$850,000	-

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: 01 July 2026



**302/201-203 FERRARS STREET  
SOUTH MELBOURNE VIC 3205**

2 1 -

Sold Price **\$860,000** Sold Date **29-Aug-25**

Distance **1.18km**



**1208B/56 DORCAS STREET  
SOUTHBANK VIC 3006**

3 2 1

Sold Price **\$850,000** Sold Date -

Distance **0km**



**505/25 COVENTRY STREET  
SOUTHBANK VIC 3006**

2 2 2

Sold Price Sold Date -

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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