Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	104/244 Dorcas Street, South Melbourne Vic 3205
Including suburb and postcode	
postcode	

Indicative selling price

Property offered for sale

For the meaning of this	price see co	nsumer.vic.gov	/.au/underq	uoting
		7		

Range between	\$465,000	&	\$485,000
nange between	Ψ+05,000	α	Ψ+00,000

Median sale price

Median price	\$585,000	Pro	perty Type U	nit		Suburb	South Melbourne
Period - From	01/01/2025	to	31/03/2025	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	28/333 Coventry St SOUTH MELBOURNE 3205	\$475,000	11/04/2025
2			
3			

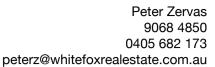
OR

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:	02/06/2025 15:09



WHITEFOX



Indicative Selling Price \$465,000 - \$485,000 **Median Unit Price** March quarter 2025: \$585,000



Property Type: Apartment **Agent Comments**

Comparable Properties



28/333 Coventry St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

Price: \$475,000 Method: Private Sale Date: 11/04/2025

Property Type: Apartment

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.

Account - Whitefox Real Estate | P: 96459699



