

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

69/63 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

\$445,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

505/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$450,000	01-May-25
202/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205	\$440,000	04-Apr-25
29/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$531,666	25-Mar-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: 02 June 2025



**505/244-246 DORCAS STREET
 SOUTH MELBOURNE VIC 3205**

1 1 1

Sold Price

^{RS} **\$450,000**

Sold Date

01-May-25

Distance

0.81km



**202/148-150 WELLS STREET
 SOUTH MELBOURNE VIC 3205**

1 1 1

Sold Price

^{RS} **\$440,000**

Sold Date

04-Apr-25

Distance

0.09km



**29/39 DORCAS STREET SOUTH
 MELBOURNE VIC 3205**

1 1 1

Sold Price

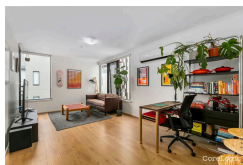
\$531,666

Sold Date

25-Mar-25

Distance

0.09km



**115/39 DORCAS STREET SOUTH
 MELBOURNE VIC 3205**

1 1 1

Sold Price

\$437,500

Sold Date

28-Feb-25

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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