

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

G03/244-246 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

\$329,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jan 2025

to

31 Dec 2025

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

123/85 MARKET STREET SOUTH MELBOURNE VIC 3205	\$400,000	14-Sep-24
105/211-215 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$360,000	25-Nov-25
G04/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$350,000	23-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: 19 January 2026

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**123/85 MARKET STREET SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price **\$400,000** Sold Date **14-Sep-24**

Distance **0.29km**



**105/211-215 DORCAS STREET
SOUTH MELBOURNE VIC 3205**

1 1 1

Sold Price ^{RS} **\$360,000** Sold Date **25-Nov-25**

Distance **0.26km**



**G04/244-246 DORCAS STREET
SOUTH MELBOURNE VIC 3205**

1 1 1

Sold Price **\$350,000** Sold Date **23-Jul-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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