

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

1810/8 Dorcas Street, Southbank VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$650,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Southbank

Period - From

28/02/2025

to

30/08/2025

Source

pdol

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1103/22 Dorcas St, Southbank Vic	\$630,000	18/08/2025
1603/60 Dorcas St, Southbank Vic	\$650,000	19/05/2025
1606/8 Dorcas St, Southbank Vic	\$615,000	05/04/2025

This Statement of Information was prepared on:

01/09/2025