

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

1208B/56 DORCAS STREET SOUTHBANK VIC 3006

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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,850

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2025

to

28 Feb 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

77/418 ST KILDA ROAD MELBOURNE VIC 3004	\$1,220,000	12-Mar-26
204/400 ST KILDA ROAD MELBOURNE VIC 3004	\$1,045,000	19-Dec-25
9/79 DODDS STREET SOUTHBANK VIC 3006	\$967,500	06-Dec-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: 17 March 2026

Jackie Lin
 P 0393403300
 M 0416295128
 E admin@internationalequities.com.au



**77/418 ST KILDA ROAD
 MELBOURNE VIC 3004**

3 2 1

Sold Price ^{RS} **\$1,220,000** Sold Date **12-Mar-26**

Distance **0.8km**

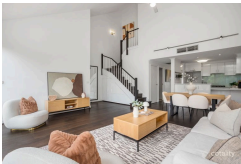


**204/400 ST KILDA ROAD
 MELBOURNE VIC 3004**

3 2 1

Sold Price **\$1,045,000** Sold Date **19-Dec-25**

Distance **0.65km**



**9/79 DODDS STREET SOUTHBANK
 VIC 3006**

3 2 1

Sold Price **\$967,500** Sold Date **06-Dec-25**

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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