

# 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 281 Cecil Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price \$2,060,000 Property Type House Suburb South Melbourne

Period - From 01/10/2025 to 31/12/2025 Source 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 six 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
1	37 St Vincent St ALBERT PARK 3206	\$2,245,000	06/03/2026
2	260 Dorcas St SOUTH MELBOURNE 3205	\$2,250,000	11/02/2026
3	401 Dorcas St SOUTH MELBOURNE 3205	\$2,011,000	25/10/2025

**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: 19/03/2026 09:26



2   2   1

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

December quarter 2025: \$2,060,000

## Comparable Properties



**37 St Vincent St ALBERT PARK 3206 (REI)**

**Agent Comments**

2   1   1

**Price:** \$2,245,000

**Method:** Private Sale

**Date:** 06/03/2026

**Property Type:** House (Res)



**260 Dorcas St SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,250,000

**Method:** Private Sale

**Date:** 11/02/2026

**Property Type:** House (Res)

**Land Size:** 214 sqm approx



**401 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)**

**Agent Comments**

3   2   -

**Price:** \$2,011,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 134 sqm approx

**Account - Atria Real Estate**