

# 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 361 Dorcas 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$1,621,500 Property Type House Suburb South Melbourne

Period - From 01/04/2023 to 31/03/2024 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	60 Brooke St ALBERT PARK 3206	\$1,175,000	06/06/2024
2	114 Park St SOUTH MELBOURNE 3205	\$1,005,000	02/03/2024
3	125 Raglan St SOUTH MELBOURNE 3205	\$970,000	09/01/2024

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: 24/06/2024 10:40

361 Dorcas Street, South Melbourne Vic 3205



3 1 0

**Rooms:** 4  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
Year ending March 2024: \$1,621,500

## Comparable Properties



**60 Brooke St ALBERT PARK 3206 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,175,000  
**Method:** Sold Before Auction  
**Date:** 06/06/2024  
**Property Type:** House (Res)



**114 Park St SOUTH MELBOURNE 3205 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,005,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 112 sqm approx



**125 Raglan St SOUTH MELBOURNE 3205 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 09/01/2024  
**Property Type:** House  
**Land Size:** 107 sqm approx

**Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161**



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