

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

401 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

South Melbourne

Period - From

01/10/2024

to

30/09/2025

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	434 Park St SOUTH MELBOURNE 3205	\$1,520,000	16/08/2025
2	23 Bridport St SOUTH MELBOURNE 3205	\$1,752,000	03/07/2025
3	157 Napier St SOUTH MELBOURNE 3205	\$1,760,000	07/06/2025

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:

22/10/2025 12:28



3 2 0

Property Type: House
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
Year ending September 2025: \$1,700,000

Comparable Properties



434 Park St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 1

Price: \$1,520,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 137 sqm approx



23 Bridport St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 1 1

Price: \$1,752,000
Method: Sold Before Auction
Date: 03/07/2025
Property Type: House (Res)



157 Napier St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 1

Price: \$1,760,000
Method: Sold Before Auction
Date: 07/06/2025
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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