

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

8/297 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 \$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	421 Nott St PORT MELBOURNE 3207	\$1,720,000	19/01/2026
2	66 Ross St PORT MELBOURNE 3207	\$1,700,000	13/12/2025
3	16/297 Dorcas St SOUTH MELBOURNE 3205	\$1,710,000	21/11/2025

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:

26/02/2026 08:28



3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2025: \$2,060,000

Comparable Properties



421 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

Price: \$1,720,000

Method: Private Sale

Date: 19/01/2026

Property Type: House



66 Ross St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,700,000

Method: Private Sale

Date: 13/12/2025

Property Type: House

Land Size: 127 sqm approx



16/297 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 2

Price: \$1,710,000

Method: Private Sale

Date: 21/11/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8644 5500