

# 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

262 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 \$1,850,000 & \$1,950,000

### Median sale price

Median price \$1,770,000 Property Type House Suburb South Melbourne

Period - From 23/04/2025 to 22/04/2026 Source Property Data

### 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 | 30 Glover St SOUTH MELBOURNE 3205 | \$2,100,000 | 28/02/2026   |
| 2 | 306 Moray St SOUTH MELBOURNE 3205 | \$1,910,000 | 07/02/2026   |
| 3 | 280 Moray St SOUTH MELBOURNE 3205 | \$1,900,000 | 01/12/2025   |

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: 23/04/2026 14:07



3 2 1

**Rooms:** 4

**Property Type:** House

**Land Size:** 153 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,850,000 - \$1,950,000

**Median House Price**

23/04/2025 - 22/04/2026: \$1,770,000

## Comparable Properties



**30 Glover St SOUTH MELBOURNE 3205 (REI)**

[Agent Comments](#)

3 2 -

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)



**306 Moray St SOUTH MELBOURNE 3205 (REI/VG)**

[Agent Comments](#)

3 2 1

**Price:** \$1,910,000

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** House (Res)

**Land Size:** 109 sqm approx



**280 Moray St SOUTH MELBOURNE 3205 (REI/VG)**

[Agent Comments](#)

3 2 1

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 01/12/2025

**Property Type:** House

**Land Size:** 119 sqm approx

**Account - Jellis Craig** | P: 03 8644 5500