

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 427 Dorcas Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,623,000 Property Type House Suburb South Melbourne

Period - From 06/03/2023 to 05/03/2024 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	294 Moray St SOUTH MELBOURNE 3205	\$1,460,000	28/11/2023
2	97 Pickles St PORT MELBOURNE 3207	\$1,455,000	21/10/2023
3	83 Thomson St SOUTH MELBOURNE 3205	\$1,365,000	14/10/2023

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: 06/03/2024 11:40



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
06/03/2023 - 05/03/2024: \$1,623,000

Comparable Properties



294 Moray St SOUTH MELBOURNE 3205 (VG) Agent Comments



Price: \$1,460,000
Method: Sale
Date: 28/11/2023
Property Type: House - Attached House N.E.C.
Land Size: 102 sqm approx

97 Pickles St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,455,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 295 sqm approx



83 Thomson St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments



Price: \$1,365,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 126 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788