

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

258-260 DORCAS STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,548,000

Property type

House

Suburb

South Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

87 NAPIER STREET SOUTH MELBOURNE VIC 3205	\$2,210,000	29-Nov-25
47 GREIG STREET ALBERT PARK VIC 3206	\$2,280,000	17-Jan-26
74 HAMBLETON STREET MIDDLE PARK VIC 3206	\$2,340,000	06-Dec-25

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 6 months.~~

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**87 NAPIER STREET SOUTH
MELBOURNE VIC 3205**

 3  2  2

Sold Price **\$2,210,000** Sold Date **29-Nov-25**

Distance **0.68km**



**47 GREIG STREET ALBERT PARK
VIC 3206**

 3  2  -

Sold Price ^{RS} **\$2,280,000** ^{UN} Sold Date **17-Jan-26**

Distance **1.26km**



**74 HAMBLETON STREET MIDDLE
PARK VIC 3206**

 3  2  1

Sold Price ^{RS} **\$2,340,000** ^{UN} Sold Date **06-Dec-25**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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