

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

409/79 MARKET 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

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

86/69 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$448,000	10-Feb-26
16/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$450,000	23-Jan-26
505/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$450,000	01-May-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.~~

This Statement of Information was prepared on: 11 March 2026


**86/69 DORCAS STREET SOUTH
MELBOURNE VIC 3205**
 1  1  1

Sold Price

RS

\$448,000

Sold Date

10-Feb-26

Distance

0.87km

**16/39 DORCAS STREET SOUTH
MELBOURNE VIC 3205**
 1  1  1

Sold Price

RS

\$450,000

Sold Date

23-Jan-26

Distance

0.94km

**505/244-246 DORCAS STREET
SOUTH MELBOURNE VIC 3205**
 1  1  1

Sold Price

\$450,000

Sold Date

01-May-25

Distance

0.31km

**407/244-246 DORCAS STREET
SOUTH MELBOURNE VIC 3205**
 1  1  1

Sold Price

\$465,000

Sold Date

09-Dec-25

Distance

0.31km

**3503/63 HAIG STREET
SOUTHBANK VIC 3006**
 1  1  1

Sold Price

\$433,000

Sold Date

17-Jul-25

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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