Project report: First Light

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

First Light is listed as under construction in South Melbourne, Victoria, Melbourne, Australia, by DCF Property. The handover date on record is mid-2027. No permit number is published. Transparency score: 43 of 100. Not yet reviewed by Kolaboro (added 25 Nov 2026). Last checked 25 Nov 2026.

Key facts

Developer: DCF Property
source: https://www.apartments.com.au/new-apartments/first-light-28-32-albert-road-south-melbourne-vic-3205

Location: South Melbourne, Victoria, Melbourne, Australia
source: https://www.apartments.com.au/new-apartments/first-light-28-32-albert-road-south-melbourne-vic-3205

Stage: under construction
source: https://www.apartments.com.au/new-apartments/first-light-28-32-albert-road-south-melbourne-vic-3205

Handover on record: mid-2027
source: https://www.apartments.com.au/new-apartments/first-light-28-32-albert-road-south-melbourne-vic-3205

Permit or licence number: not published

Price from: not published

Payment plan: not published

Last checked: 25 Nov 2026

Page we read:
https://www.apartments.com.au/new-apartments/first-light-28-32-albert-road-south-melbourne-vic-3205

Transparency checklist

Transparency score: 43 of 100

[x] Developer identified by legal name: Legal name: DCF PROPERTY PTY LTD, ABN 19 601 969 635 (ABN Lookup, VIC 3101)

[?] Developer found in an official company register: Not checked

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: mid-2027

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[x] Address or plot location published: Precise enough for a map pin

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/first-light-south-melbourne/

Sources

https://www.apartments.com.au/new-apartments/first-light-28-32-albert-road-south-melbourne-vic-3205
https://foreigninvestment.gov.au/news-and-reports/news/changes-foreign-purchases-established-dwellings
https://abr.business.gov.au/Search/ResultsActive?SearchText=DCF+Property

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/first-light-south-melbourne/
Free to share under CC BY 4.0, credit Kolaboro.