

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

1203/8 Mccrae Street, Docklands Vic 3008

Indicative selling price

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

Range between \$580,000 & \$615,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Docklands

Period - From 01/10/2024

to 31/12/2024

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	1205/22 Dorcas St SOUTHBANK 3006	\$580,000	28/11/2024
2	207/89 Roden St WEST MELBOURNE 3003	\$590,000	21/11/2024
3	4102/81 Abeckett St MELBOURNE 3000	\$600,000	23/10/2024

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:

30/01/2025 10:25



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$580,000 - \$615,000
Median Unit Price
December quarter 2024: \$600,000

Comparable Properties



1205/22 Dorcas St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$580,000
Method: Private Sale
Date: 28/11/2024
Property Type: Apartment



207/89 Roden St WEST MELBOURNE 3003 (REI)

Agent Comments

2 2 1

Price: \$590,000
Method: Private Sale
Date: 21/11/2024
Property Type: Apartment



4102/81 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000
Method: Private Sale
Date: 23/10/2024
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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