

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

1 Barring Mews, Docklands Vic 3008

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Docklands

Period - From 01/01/2024 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	89 South Wharf Dr DOCKLANDS 3008	\$1,310,000	06/12/2024
2	3 Sunlight Rd PORT MELBOURNE 3207	\$1,300,000	16/10/2024
3	2303/81 South Wharf Dr DOCKLANDS 3008	\$1,335,000	01/10/2024

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:

07/02/2025 07:35



3 2.5 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Unit Price

Year ending December 2024: \$610,000

Comparable Properties

89 South Wharf Dr DOCKLANDS 3008 (REI/VG)

Agent Comments

3 2 2

Price: \$1,310,000

Method: Private Sale

Date: 06/12/2024

Property Type: Townhouse (Res)



3 Sunlight Rd PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 3 2

Price: \$1,300,000

Method: Private Sale

Date: 16/10/2024

Property Type: House (Res)



2303/81 South Wharf Dr DOCKLANDS 3008 (REI/VG)

Agent Comments

3 2 2

Price: \$1,335,000

Method: Private Sale

Date: 01/10/2024

Property Type: Apartment

Account - SASH MELBOURNE | P: 0431 619 009