Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1 Barring Mews, Docklands Vic 3008
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000	
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Median sale price

Median price	\$610,000	Pro	perty Type Ur	it		Suburb	Docklands
Period - From	01/01/2024	to	31/12/2024	So	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale







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

Price: \$1,310,000 Method: Private Sale Date: 06/12/2024

Property Type: Townhouse (Res)

3 Sunlight Rd PORT MELBOURNE 3207 (REI/VG)

Price: \$1,300,000



Method: Private Sale Date: 16/10/2024

Property Type: House (Res)

Agent Comments

Agent Comments

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







Price: \$1,335,000 Method: Private Sale Date: 01/10/2024

Property Type: Apartment

Account - SASH MELBOURNE | P: 0431 619 009





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