

## 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

1008/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

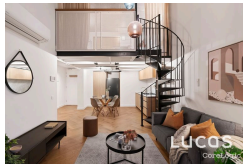
Date of sale

803/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$647,000	25-Mar-24
1508/5 CARAVEL LANE DOCKLANDS VIC 3008	\$595,000	07-Mar-25
1607/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$558,000	06-Jul-24

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: 10 April 2025



## 803/3 AQUITANIA WAY DOCKLANDS VIC 3008

2 1 1

Sold Price **\$647,000** Sold Date **25-Mar-24**

Distance **0.07km**

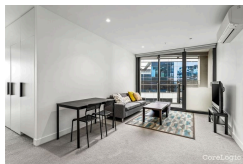


## 1508/5 CARAVEL LANE DOCKLANDS VIC 3008

2 1 1

Sold Price <sup>RS</sup> **\$595,000** Sold Date **07-Mar-25**

Distance **0.12km**



## 1607/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

2 1 1

Sold Price **\$558,000** Sold Date **06-Jul-24**

Distance **0.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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