

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

1109/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Docklands

Period-from

01 May 2024

to

30 Apr 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

508/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$360,000	28-Feb-25
1010/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$375,000	30-Jan-25
1810/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$380,000	20-Feb-25

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: 07 May 2025



508/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

1 1 -

Sold Price

\$360,000

Sold Date **28-Feb-25**

Distance

0km



1010/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

1 1 -

Sold Price

\$375,000

Sold Date **30-Jan-25**

Distance

0km



1810/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

1 1 -

Sold Price

\$380,000

Sold Date **20-Feb-25**

Distance

0km



602/15 DOEPEL WAY DOCKLANDS VIC 3008

1 1 -

Sold Price

\$363,000

Sold Date **22-Jan-25**

Distance

0km



1101/15 DOEPEL WAY DOCKLANDS VIC 3008

1 1 -

Sold Price

\$350,000

Sold Date **26-Feb-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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