

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 1204/ 8 McCrae Street, Docklands VIC 3008

Indicative selling price

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

Indication price range \$600,000 to \$635,000

Median sale price

Median price \$583,000

Property type Unit

Suburb Docklands

Period - From 21/07/2025

to

21/01/2026

Source Propertydata.com.au

Comparable property sales

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	406/ 815 Bourke Street, Docklands Vic 3008	\$605,000	28/11/2025
1	1904/ 673 La Trobe Street, Docklands Vic 3008	\$610,000	13/10/2025
1	2110N/ 883 Collins Street, Docklands Vic 3008	\$620,888	08/10/2025

This Statement of Information was prepared on: 21st January 2026