

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	1210/ 3 Aquitania Way, Docklands Vic 3008
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Indicative selling price

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

Indication price range	\$925,000 to \$965,000
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Median sale price

Median price	\$610,000	Property type	Unit	Suburb	Docklands
Period - From	05/12/2024	to	05/06/2025	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 1001/ 15 Caravel Lane, Docklands	\$945,000	12/03/2025
1 315/ 288 Adderley Street, West Melbourne	\$968,000	28/02/2025
1 6306/ 160 Victoria Street, Carlton	\$1,000,000	20/09/2024

This statement of information was prepared on: 05/06/2025