

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 |
|---|---|

Indicative selling price

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

| | |
|------------------------|------------------------|
| Indication price range | \$925,000 to \$965,000 |
|------------------------|------------------------|

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