

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

1302/8 MARMION PLACE 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

\$500,000

&

\$550,000

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

109/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$550,000	25-Feb-25
3413/618 LONSDALE STREET MELBOURNE VIC 3000	\$538,000	22-Jan-25
2302/200 SPENCER STREET MELBOURNE VIC 3000	\$517,500	22-Jan-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: 22 April 2025

**109/9 DRYBURGH STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **25-Feb-25**Distance **0.75km****3413/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$538,000** Sold Date **22-Jan-25**Distance **1.02km****2302/200 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$517,500** Sold Date **22-Jan-25**Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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