

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

1303/90 Lorimer Street, Docklands Vic 3008

Indicative selling price

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

Range between \$1,300,000

&

\$1,375,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Docklands

Period - From 01/07/2025

to

30/09/2025

Source REIV

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 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	1711/7 Riverside Quay SOUTHBANK 3006	\$1,325,000	02/07/2025
2	5507/1 Queensbridge Sq SOUTHBANK 3006	\$1,380,000	09/06/2025
3	6402/7 Riverside Quay SOUTHBANK 3006	\$1,338,000	30/05/2025

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 six months.~~

This Statement of Information was prepared on:

25/11/2025 19:50

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 2  2  2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,375,000
Median Unit Price
September quarter 2025: \$595,000

Comparable Properties



1711/7 Riverside Quay SOUTHBANK 3006 (VG)

Agent Comments

 2  -  -

Price: \$1,325,000
Method: Sale
Date: 02/07/2025
Property Type: Flat/Unit/Apartment (Res)



5507/1 Queensbridge Sq SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  2  2

Price: \$1,380,000
Method: Private Sale
Date: 09/06/2025
Property Type: Apartment



6402/7 Riverside Quay SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  2  2

Price: \$1,338,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: Apartment
Land Size: 128 sqm approx

Account - Whitefox Real Estate | P: 96459699



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