

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

1506/387-395 DOCKLANDS DRIVE 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

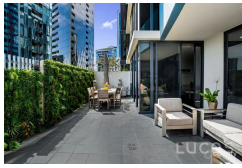
Date of sale

406/39 CARAVEL LANE DOCKLANDS VIC 3008	\$750,000	17-Feb-25
1304/39 CARAVEL LANE DOCKLANDS VIC 3008	\$735,000	19-Nov-24
202/29 RAKAIA WAY DOCKLANDS VIC 3008	\$740,000	27-Nov-24

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: 17 November 2025


**406/39 CARAVEL LANE
DOCKLANDS VIC 3008**

 2
  2
  1

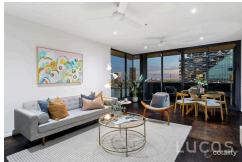
Sold Price

\$750,000

Sold Date

17-Feb-25

Distance

0.1km

**1304/39 CARAVEL LANE
DOCKLANDS VIC 3008**

 2
  2
  1

Sold Price

\$735,000

Sold Date

19-Nov-24

Distance

0.1km

**202/29 RAKAIA WAY DOCKLANDS
VIC 3008**

 2
  2
  1

Sold Price

\$740,000

Sold Date

27-Nov-24

Distance

0.1km
RS = Recent sale

UN = Undisclosed Sale

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