

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

2102/39 CARAVEL LANE 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,100

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2024

to

31 May 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

1201/2 GLENTI PLACE DOCKLANDS VIC 3008	\$1,680,000	31-Mar-25
175C/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$1,450,000	30-Mar-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: 17 June 2025

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1201/2 GLENTI PLACE DOCKLANDS VIC 3008 Sold Price ^{RS} **\$1,680,000** Sold Date **31-Mar-25**

 3  3  2

Distance **0.14km**



175C/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008 Sold Price **\$1,450,000** Sold Date **30-Mar-25**

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Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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