Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODEIIA	Ollerea	101	Sale

Address Including suburb and postcode	2703/628 FLINDERS STREET 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 rang	-	\$830,000	&	\$875,000	
Median sale price								
(*Delete house or unit as ap	plicable)							
Median Price	\$616,250	Prop	erty type		Unit	Suburb	Docklands	
Period-from	01 Sep 2024	to	31 Aug 2	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
92-102 LORIMER STREET DOCKLANDS VIC 3008	\$830,000	09-Jul-25
3308/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$835,000	30-Jun-25
2804/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$870,000	21-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: 08 September 2025





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92-102 LORIMER STREET **DOCKLANDS VIC 3008**

₾ 2 □ 1 Sold Price

\$830,000 Sold Date **09-Jul-25**

Distance 0.93km



3308/100 HARBOUR ESPLANADE Sold Price

DOCKLANDS VIC 3008

\$835,000 Sold Date 30-Jun-25

Distance 0.63km



2804/103 SOUTH WHARF DRIVE **DOCKLANDS VIC 3008**

₾ 2

Sold Price

\$870,000 Sold Date **21-Mar-25**

Distance 1.7km

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

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