Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	
Including suburb and	324/757 Bourke Street, Docklands, VIC 3008
postcode	

Indicative selling price

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

Price Range \$390,0	8 000	\$410,000	
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Median sale price

Median price	\$585,000		Property Typ	e Apart	ment	Suburb	Docklands (3008)
Period - From	01/04/2025	to	30/09/2025	Source	pricefinder		

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
350/673 LA TROBE STREET, DOCKLANDS VIC 3008	\$405,000	10/07/2025
2009/11 ROSE LANE, MELBOURNE VIC 3000	\$400,000	08/10/2025
1609/11 ROSE LANE, MELBOURNE VIC 3000	\$400,000	19/06/2025

This Statement of Information was prepared on	05/11/2025
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