

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

3502/90 Lorimer Street, Docklands Vic 3008

Indicative selling price

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

Range between \$2,680,000 & \$2,800,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Docklands

Period - From

14/11/2024

to

13/11/2025

Source

Property Data

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	4902/81 City Rd SOUTHBANK 3006	\$2,800,000	14/08/2025
2	284/55 Victoria Harbour Prm DOCKLANDS 3008	\$2,700,000	08/08/2025
3	5401/464 Collins St MELBOURNE 3000	\$2,720,000	04/08/2025

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:

14/11/2025 13:47

Joseph Falso
0401 836 149
joseph@whitefoxrealestate.com.au



3 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$2,680,000 - \$2,800,000
Median Unit Price
14/11/2024 - 13/11/2025: \$600,000

Comparable Properties



4902/81 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

3 3 2

Price: \$2,800,000
Method: Private Sale
Date: 14/08/2025
Property Type: Apartment



284/55 Victoria Harbour Prm DOCKLANDS 3008 (VG)

Agent Comments

3 - -

Price: \$2,700,000
Method: Sale
Date: 08/08/2025
Property Type: Flat/Unit/Apartment (Res)



5401/464 Collins St MELBOURNE 3000 (VG)

Agent Comments

4 - -

Price: \$2,720,000
Method: Sale
Date: 04/08/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Whitefox Real Estate | P: 96459699



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