

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

406/387-395 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Docklands

Period-from

01 May 2024

to

30 Apr 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

1405/2 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$570,000	05-Dec-24
302/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$550,000	14-Feb-25
1606/60 LORIMER STREET DOCKLANDS VIC 3008	\$567,000	22-Jan-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: 30 May 2025



**1405/2 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$570,000

Sold Date **05-Dec-24**

Distance

0.25km



**302/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$550,000

Sold Date **14-Feb-25**

Distance

1.06km



**1606/60 LORIMER STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$567,000

Sold Date **22-Jan-25**

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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