

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

808/5 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2024

to

30 Nov 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

1004/8 MARMION PLACE DOCKLANDS VIC 3008	\$565,000	25-Nov-25
909/2 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$600,000	07-Nov-25
1007/20 RAKAIA WAY DOCKLANDS VIC 3008	\$600,000	10-Oct-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: 02 December 2025



1004/8 MARMION PLACE DOCKLANDS VIC 3008

 2  1  1

Sold Price

^{RS}

\$565,000

Sold Date

25-Nov-25

Distance

0.1km



909/2 NEWQUAY PROMENADE DOCKLANDS VIC 3008

 2  1  1

Sold Price

^{RS}

\$600,000

Sold Date

07-Nov-25

Distance

0.15km



1007/20 RAKAIA WAY DOCKLANDS VIC 3008

 2  1  1

Sold Price

\$600,000

Sold Date

10-Oct-25

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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