

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

908/55 MERCHANT 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

\$629,000

~~or range
between~~

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2024

to

31 Jul 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

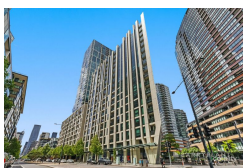
2901E/888 COLLINS STREET DOCKLANDS VIC 3008	\$710,000	24-Jun-25
2510N/883 COLLINS STREET DOCKLANDS VIC 3008	\$655,000	28-Apr-25
203S/883 COLLINS STREET DOCKLANDS VIC 3008	\$671,000	04-Jun-25

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: 07 August 2025

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2901E/888 COLLINS STREET
DOCKLANDS VIC 3008

 2  2  1

Sold Price ^{RS} \$710,000 Sold Date 24-Jun-25

Distance 0.12km



2510N/883 COLLINS STREET
DOCKLANDS VIC 3008

 2  2  1

Sold Price \$655,000 Sold Date 28-Apr-25

Distance 0.09km



2035S/883 COLLINS STREET
DOCKLANDS VIC 3008

 2  2  1

Sold Price \$671,000 Sold Date 04-Jun-25

Distance 0.09km

RS = Recent sale UN = Undisclosed Sale

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