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	1509/387-395 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	$600,000	&	$660,000

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
1408/20 RAKAIA WAY DOCKLANDS VIC 3008	$610,000	12-Jun-25
807/5 CARAVEL LANE DOCKLANDS VIC 3008	$610,000	04-May-25
319/15 DOEPEL WAY DOCKLANDS VIC 3008	$605,000	19-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: 17 August 2025

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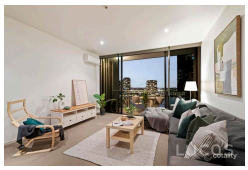

1408/20 RAKAIA WAY DOCKLANDS VIC 3008

2 1 1

Sold Price RS **$610,000** Sold Date **12-Jun-25**

Distance **0.08km**

807/5 CARAVEL LANE DOCKLANDS VIC 3008

2 1 1

Sold Price **$610,000** Sold Date **04-May-25**

Distance **0.12km**

319/15 DOEPEL WAY DOCKLANDS VIC 3008

2 1 1

Sold Price **$605,000** Sold Date **19-Jun-25**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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