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	1507/60 Siddeley Street, Docklands Vic 3008

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $605,000 Property Type Unit Suburb Docklands

Period - From 01/04/2023 to 31/03/2024 Source REIV

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	2505/628 Flinders St DOCKLANDS 3008	$850,000	09/02/2024
2	1101/180 City Rd SOUTHBANK 3006	$780,000	20/04/2024
3	269/100 Kavanagh St SOUTHBANK 3006	$728,000	12/03/2024

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: 03/05/2024 12:49

1507/60 Siddeley Street, Docklands Vic 3008



2 2 1

Property Type: Apartment
Land Size: 103 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
Year ending March 2024: $605,000

Comparable Properties



2505/628 Flinders St DOCKLANDS 3008 (REI/VG)

2 2 1

Price: $850,000
Method: Private Sale
Date: 09/02/2024
Property Type: Apartment

Agent Comments



1101/180 City Rd SOUTHBANK 3006 (REI)

2 2 1

Price: $780,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Apartment
Land Size: 103 sqm approx

Agent Comments



269/100 Kavanagh St SOUTHBANK 3006 (REI)

2 2 1

Price: $728,000
Method: Private Sale
Date: 12/03/2024
Property Type: Apartment

Agent Comments

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371

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