

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

1705/387-395 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

\$420,000

&

\$450,000

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

501/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$420,000	15-May-25
507/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$427,500	09-Jul-25
5B/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$450,000	28-Jul-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: 13 August 2025



501/3 AQUITANIA WAY DOCKLANDS VIC 3008

1 1 -

Sold Price **\$420,000** Sold Date **15-May-25**

Distance **0.07km**

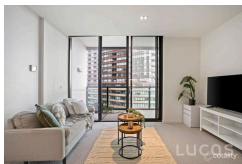


507/3 AQUITANIA WAY DOCKLANDS VIC 3008

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Sold Price ^{RS} **\$427,500** ^{UN} Sold Date **09-Jul-25**

Distance **0.07km**



5B/9 WATERSIDE PLACE DOCKLANDS VIC 3008

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Sold Price ^{RS} **\$450,000** Sold Date **28-Jul-25**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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