

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

315/2 NEWQUAY PROMENADE 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

\$500,000

&

\$550,000

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

1602/8 MARMION PLACE DOCKLANDS VIC 3008	\$565,000	09-Jun-25
1208/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$560,000	18-Jun-25
615/8 MARMION PLACE DOCKLANDS VIC 3008	\$500,000	28-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: 13 August 2025



**1602/8 MARMION PLACE
DOCKLANDS VIC 3008**

2 1 1

Sold Price

\$565,000

Sold Date **09-Jun-25**

Distance **0.13km**



**1208/387-395 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

2 1 1

Sold Price

\$560,000

Sold Date **18-Jun-25**

Distance **0.25km**



**615/8 MARMION PLACE
DOCKLANDS VIC 3008**

2 1 -

Sold Price

^{RS} **\$500,000**

Sold Date **28-Jun-25**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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