

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

310/1 ENCOUNTER WAY 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,550

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

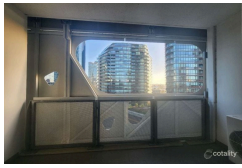
Date of sale

1122/55 MERCHANT STREET DOCKLANDS VIC 3008	\$335,888	29-May-25
107/12 WATERVIEW WALK DOCKLANDS VIC 3008	\$420,000	06-Jun-25
1020/55 MERCHANT STREET DOCKLANDS VIC 3008	\$322,000	06-May-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: 20 July 2025



**1122/55 MERCHANT STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price

^{RS}

\$335,888

Sold Date

29-May-25

Distance

0.19km



**107/12 WATERVIEW WALK
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$420,000

Sold Date

06-Jun-25

Distance

0.23km



**1020/55 MERCHANT STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$322,000

Sold Date

06-May-25

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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