

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 406/5 Caravel Lane, Docklands Vic 3008

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$601,000 Property Type Unit Suburb Docklands

Period - From 01/10/2024 to 30/09/2025 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	1702/915 Collins St DOCKLANDS 3008	\$690,000	29/09/2025
2	1304/15 Caravel La DOCKLANDS 3008	\$690,000	17/08/2025
3	1203/15 Caravel La DOCKLANDS 3008	\$700,000	12/08/2025

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: 20/10/2025 10:43



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending September 2025: \$601,000

Comparable Properties



1702/915 Collins St DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 29/09/2025
Property Type: Apartment

1304/15 Caravel La DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 17/08/2025
Property Type: Apartment



1203/15 Caravel La DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 12/08/2025
Property Type: Apartment

Account - Mantello Real Estate