

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

419/117 Studio Lane, Docklands, VIC 3008

Indicative selling price

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

Price Range

\$520,000

&

\$570,000

Median sale price

Median price

\$583,000

Property Type

House

Suburb

Docklands (3008)

Period - From

01/08/2025

to

31/07/2026

Source

realestate.com.au

Comparable property sales

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
408/5 CARAVEL LANE, DOCKLANDS VIC 3008	\$560,000	17/08/2026
906/2 NEWQUAY PROMENADE, DOCKLANDS VIC 3008	\$555,000	30/07/2026
801N/889 COLLINS STREET, DOCKLANDS VIC 3008	\$555,000	29/07/2026

This Statement of Information was prepared on: 22/08/2026

