

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

2804/90 LORIMER STREET 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

\$1,890,000

&

\$1,990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,250

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2024

to

31 Aug 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

3602/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$1,925,000	06-Aug-25
4/230-232 FERRARS STREET SOUTH MELBOURNE VIC 3205	\$2,000,000	24-May-25
1 BARLOW STREET PORT MELBOURNE VIC 3207	\$1,910,000	21-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: 30 September 2025



**3602/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 3  2  2

Sold Price ^{RS} **\$1,925,000** Sold Date **06-Aug-25**

Distance **0.9km**



**4/230-232 FERRARS STREET
SOUTH MELBOURNE VIC 3205**

 3  3  2

Sold Price ^{RS} **\$2,000,000** Sold Date **24-May-25**

Distance **1.45km**



**1 BARLOW STREET PORT
MELBOURNE VIC 3207**

 4  2  3

Sold Price **\$1,910,000** Sold Date **21-Jun-25**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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