

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

2903/80 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

\$2,100,000

&

\$2,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2025

to

30 Apr 2026

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

174 POWLETT STREET EAST MELBOURNE VIC 3002	\$2,300,000	16-Nov-25
704/108 BAY STREET PORT MELBOURNE VIC 3207	\$2,325,000	12-Mar-26

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: 06 May 2026



**174 POWLETT STREET EAST
MELBOURNE VIC 3002**

3 2 3

Sold Price **\$2,300,000** Sold Date **16-Nov-25**

Distance **4.01km**



**704/108 BAY STREET PORT
MELBOURNE VIC 3207**

3 2 3

Sold Price **\$2,325,000** Sold Date **12-Mar-26**

Distance **1.86km**

RS = Recent sale **UN** = Undisclosed Sale

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