

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

1505/70 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

\$1,200,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2024

to

31 Jul 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

1401/100 LORIMER STREET DOCKLANDS VIC 3008	\$1,330,000	30-Apr-25
2205/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$1,290,000	17-May-25
3602/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$1,275,000	15-Mar-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: 11 August 2025


**1401/100 LORIMER STREET
DOCKLANDS VIC 3008**
 3  2  2

 Sold Price **\$1,330,000** Sold Date **30-Apr-25**

 Distance **0.25km**

**2205/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**
 3  2  2

 Sold Price **\$1,290,000** Sold Date **17-May-25**

 Distance **0.47km**

**3602/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**
 3  2  2

 Sold Price **\$1,275,000** Sold Date **15-Mar-25**

 Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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