

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

2902/1 POINT PARK CRESCENT 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

\$2,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

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

3502/90 LORIMER STREET DOCKLANDS VIC 3008	\$2,540,000	14-Jan-26
704/108 BAY STREET PORT MELBOURNE VIC 3207	\$2,325,000	12-Mar-26
704/501-503 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$2,000,000	16-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: 18 May 2026



**3502/90 LORIMER STREET
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$2,540,000** Sold Date **14-Jan-26**

Distance **0.22km**

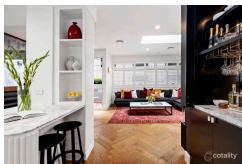


**704/108 BAY STREET PORT
MELBOURNE VIC 3207**

3 2 3

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

Distance **1.95km**



**704/501-503 LITTLE COLLINS
STREET MELBOURNE VIC 3000**

3 2 2

Sold Price ^{RS} **\$2,000,000** Sold Date **16-Mar-26**

Distance **1.65km**

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

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