

## 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

2901/1 POINT PARK CRESCENT DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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
9402/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$2,250,000	18-Feb-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: 07 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**

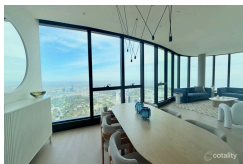


**704/108 BAY STREET PORT  
MELBOURNE VIC 3207**

3 2 3

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

Distance **1.95km**



**9402/70 SOUTHBANK  
BOULEVARD SOUTHBANK VIC  
3006**

3 3 2

Sold Price **\$2,250,000** Sold Date **18-Feb-26**

Distance **1.99km**

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

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