

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

G01/176 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

101/176 LORIMER STREET DOCKLANDS VIC 3008	\$715,000	25-Nov-24
1108/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$695,000	28-Oct-24
1505/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$720,000	14-Sep-24

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: 17 February 2025



**101/176 LORIMER STREET
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$715,000** Sold Date **25-Nov-24**

Distance **0.01km**



**1108/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$695,000** Sold Date **28-Oct-24**

Distance **0.01km**



**1505/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$720,000** Sold Date **14-Sep-24**

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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