

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

706/1 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

or range
between

\$1,290,000

&

\$1,340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,250

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2024

to

31 Aug 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
2805N/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$1,310,000	20-May-25
195/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,380,000	03-Sep-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: 12 September 2025



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

3 2 2

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

Distance **0.22km**



**2805N/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,310,000** Sold Date **20-May-25**

Distance **0.26km**



**195/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**

3 2 2

Sold Price ^{RS} **\$1,380,000** Sold Date **03-Sep-25**

Distance **0.42km**

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

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