

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

2304/70 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

\$995,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2025

to

31 Mar 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

1501/60 LORIMER STREET DOCKLANDS VIC 3008	\$1,040,000	25-Feb-26
1202/80 LORIMER STREET DOCKLANDS VIC 3008	\$1,035,000	15-Jan-26
1403/50 LORIMER STREET DOCKLANDS VIC 3008	\$1,037,500	17-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: 27 April 2026



**1501/60 LORIMER STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price ^{RS} **\$1,040,000** Sold Date **25-Feb-26**

Distance **0km**



**1202/80 LORIMER STREET
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$1,035,000** Sold Date **15-Jan-26**

Distance **0.12km**



**1403/50 LORIMER STREET
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$1,037,500** Sold Date **17-Feb-26**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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