

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

1702/1 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

\$820,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

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

1304/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$820,000	06-Nov-25
4011/560 LONSDALE STREET MELBOURNE VIC 3000	\$830,000	05-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: 06 May 2026

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**1304/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$820,000** Sold Date **06-Nov-25**

Distance **0.68km**



**4011/560 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$830,000** Sold Date **05-Feb-26**

Distance **1.67km**

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

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