

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

1716/677 Latrobe Street, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$315,000

Median sale price

Median price

\$582,000

Property Type

Unit

Suburb

Docklands

Period - From

23/07/2025

to

22/07/2026

Source

Property Data

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 six 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
1	1203/118 Kavanagh St SOUTHBANK 3006	\$312,000	01/06/2026
2	511/228 Abeckett St MELBOURNE 3000	\$300,000	19/05/2026
3	1005/555 Swanston St CARLTON 3053	\$310,000	29/04/2026

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 six months.~~

This Statement of Information was prepared on:

23/07/2026 10:52



Alexia Lo Piccolo

03 9531 1000

0420 614 362

alexia@besserco.com.au

Indicative Selling Price

\$315,000

Median Unit Price

23/07/2025 - 22/07/2026: \$582,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1203/118 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$312,000

Method: Private Sale

Date: 01/06/2026

Property Type: Apartment

Land Size: 52 sqm approx

511/228 Abeckett St MELBOURNE 3000 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 19/05/2026

Property Type: Flat/Unit/Apartment (Res)



1005/555 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 29/04/2026

Property Type: Apartment