

## 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

1104/5 CARAVEL LANE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$700,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Docklands

Period-from

01 May 2024

to

30 Apr 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

1508/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$875,000	12-Dec-24
75/801 BOURKE STREET DOCKLANDS VIC 3008	\$820,000	02-Jan-25
904/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$908,000	19-Mar-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.

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**1508/100 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

2 2 2

Sold Price

**\$875,000**

Sold Date

**12-Dec-24**

Distance

**0.62km**



**75/801 BOURKE STREET  
DOCKLANDS VIC 3008**

2 2 2

Sold Price

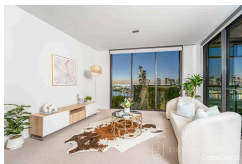
**\$820,000**

Sold Date

**02-Jan-25**

Distance

**0.67km**



**904/9 WATERSIDE PLACE  
DOCKLANDS VIC 3008**

2 2 2

Sold Price

**\$908,000**

Sold Date

**19-Mar-25**

Distance

**0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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