

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

1109/20 RAKAIA WAY 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

\$400,000

&

\$440,000

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

108/21 SAINT MANGOS LANE DOCKLANDS VIC 3008	\$422,000	31-Mar-26
1611/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$430,000	04-Jan-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: 13 April 2026



108/21 SAINT MANGOS LANE DOCKLANDS VIC 3008

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Sold Price

^{RS}

\$422,000

Sold Date

31-Mar-26

Distance

0km



1611/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

1 1 1

Sold Price

\$430,000

Sold Date

04-Jan-26

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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