

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

1203/3 AQUITANIA 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

\$830,000

&

\$893,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,138,888

Property type

Other

Suburb

Docklands

Period-from

01 Jul 2025

to

30 Jun 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

1209/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$895,000	26-May-26
4101/618 LONSDALE STREET MELBOURNE VIC 3000	\$860,000	20-Apr-26
4807/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$835,000	27-Mar-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 July 2026



**1209/3 AQUITANIA WAY
DOCKLANDS VIC 3008**

3 2 1

Sold Price **\$895,000** Sold Date **26-May-26**

Distance **0km**

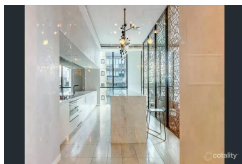


**4101/618 LONSDALE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$860,000** Sold Date **20-Apr-26**

Distance **1.06km**



**4807/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$835,000** Sold Date **27-Mar-26**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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