

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

1503/8-18 MCCRAE STREET 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

\$600,000

&

\$650,000

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

1204/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$608,000	22-Feb-26
601/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$625,000	09-Jul-25
906/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$725,000	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: 24 April 2026



**1204/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$608,000** Sold Date **22-Feb-26**

Distance **0km**



**601/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$625,000** Sold Date **09-Jul-25**

Distance **0km**



**906/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price ^{RS} **\$725,000** Sold Date **27-Mar-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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