

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

1506/8-18 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2025

to

28 Feb 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
1226/555 FLINDERS STREET MELBOURNE VIC 3000	\$640,000	11-Feb-26
908/55 MERCHANT STREET DOCKLANDS VIC 3008	\$611,500	21-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: 19 March 2026



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

2 2 1

Sold Price

^{RS}

\$608,000

Sold Date

22-Feb-26

Distance

0km



**1226/555 FLINDERS STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS}

\$640,000

Sold Date

11-Feb-26

Distance

0.51km



**908/55 MERCHANT STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$611,500

Sold Date

21-Jan-26

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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