

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

2102/39 CARAVEL LANE 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

\$1,600,000

&

\$1,700,000

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

603/107 RODEN STREET WEST MELBOURNE VIC 3003

\$1,500,000

02-Dec-24

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: 21 May 2025

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**603/107 RODEN STREET WEST
MELBOURNE VIC 3003**

 3  2  -

Sold Price

\$1,500,000 Sold Date **02-Dec-24**

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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