

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

2902/1 POINT PARK CRESCENT 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

\$2,300,000

or range
between

&

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

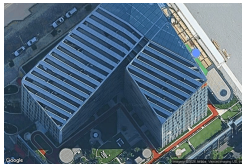
161C/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	\$2,412,000	17-Oct-25
3502/90 LORIMER STREET DOCKLANDS VIC 3008	\$2,680,000	14-Jan-26
925 COLLINS STREET DOCKLANDS VIC 3008	\$2,103,500	28-Nov-25

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: 16 March 2026

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**161C/259-263 NORMANBY ROAD
SOUTH MELBOURNE VIC 3205**

 3  -  -

Sold Price **\$2,412,000** Sold Date **17-Oct-25**

Distance **0.9km**



**3502/90 LORIMER STREET
DOCKLANDS VIC 3008**

 3  2  2

Sold Price ^{RS} **\$2,680,000** ^{UN} Sold Date **14-Jan-26**

Distance **0.22km**



**925 COLLINS STREET DOCKLANDS
VIC 3008**

 3  3  2

Sold Price ^{RS} **\$2,103,500** Sold Date **28-Nov-25**

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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