

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

403/120 STUDIO 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2025

to

30 Apr 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

302/117 STUDIO LANE DOCKLANDS VIC 3008	\$570,000	02-Mar-26
215/9 THE ARCADE DOCKLANDS VIC 3008	\$700,000	22-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: 08 May 2026



**302/117 STUDIO LANE
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$570,000** Sold Date **02-Mar-26**

Distance **0km**



**215/9 THE ARCADE DOCKLANDS
VIC 3008**

2 1 1

Sold Price **\$700,000** Sold Date **22-Jan-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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