

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

512/13 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

or range
between

\$520,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2025

to

31 Jul 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

504/39 QUEEN STREET MELBOURNE VIC 3000	\$520,000	16-Jun-26
1403/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$555,500	30-Jun-26
906/2 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$555,000	30-Jul-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: 07 August 2026

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 This property IS FURNISHED Harcourts Melbourne City	504/39 QUEEN STREET MELBOURNE VIC 3000	Sold Price	\$520,000	Sold Date	16-Jun-26
	 1  1  -			Distance	1.89km
	1403/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	Sold Price	\$555,500	Sold Date	30-Jun-26
	 1  1  1			Distance	0.76km
	906/2 NEWQUAY PROMENADE DOCKLANDS VIC 3008	Sold Price	^{RS} \$555,000	Sold Date	30-Jul-26
	 1  1  1			Distance	1.08km

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

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