

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

513/13 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

\$485,000

&

\$519,000

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

106/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$480,000	29-Apr-26
3D/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$435,000	25-Jun-26
509/628 FLINDERS STREET DOCKLANDS VIC 3008	\$475,000	28-May-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: 25 August 2026



**106/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$480,000

Sold Date **29-Apr-26**

Distance

0.85km



**3D/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

1 1 1

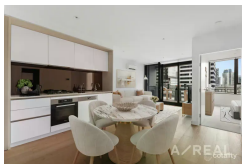
Sold Price

\$435,000

Sold Date **25-Jun-26**

Distance

0.39km



**509/628 FLINDERS STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$475,000

Sold Date **28-May-26**

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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