

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

803/387-395 DOCKLANDS DRIVE 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2025

to

31 May 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

104/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$503,000	30-Jan-26
106/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$495,000	02-Feb-26
606/8 MARMION PLACE DOCKLANDS VIC 3008	\$501,000	27-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: 16 June 2026



104/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008

2 1 1

Sold Price

\$503,000

Sold Date **30-Jan-26**

Distance

0km



106/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008

2 1 1

Sold Price

\$495,000

Sold Date **02-Feb-26**

Distance

0km



606/8 MARMION PLACE DOCKLANDS VIC 3008

2 1 1

Sold Price

^{RS} **\$501,000**

Sold Date **27-May-26**

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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