

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 305/421 Docklands Drive, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$350,000

Median sale price

Median price \$588,000

Property Type Unit

Suburb Docklands

Period - From 11/03/2025

to 10/03/2026

Source Property Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

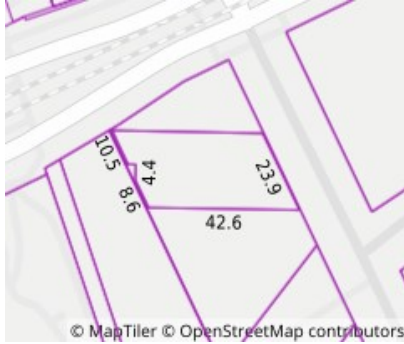
	Address of comparable property	Price	Date of sale
1	1401/15 Doepel Way DOCKLANDS 3008	\$378,000	24/02/2026
2	710/838 Bourke St DOCKLANDS 3008	\$340,000	09/02/2026
3	211/815 Bourke St DOCKLANDS 3008	\$350,000	23/12/2025

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 six months.~~

This Statement of Information was prepared on:

11/03/2026 08:28



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000

Median Unit Price

11/03/2025 - 10/03/2026: \$588,000

Comparable Properties

1401/15 Doepel Way DOCKLANDS 3008 (REI)

Agent Comments

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Price: \$378,000

Method: Private Sale

Date: 24/02/2026

Property Type: Apartment



710/838 Bourke St DOCKLANDS 3008 (REI)

Agent Comments

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Price: \$340,000

Method: Private Sale

Date: 09/02/2026

Property Type: Apartment



211/815 Bourke St DOCKLANDS 3008 (REI/VG)

Agent Comments

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Price: \$350,000

Method: Private Sale

Date: 23/12/2025

Rooms: 2

Property Type: Apartment

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



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