

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

804/421 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,550

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2024

to

30 Jun 2025

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

411-423 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$430,000	13-Jun-25
1511/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$410,000	26-Mar-25
1912/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$430,000	03-Jun-25

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: 23 July 2025



411-423 DOCKLANDS DRIVE DOCKLANDS VIC 3008

1 1 1

Sold Price **\$430,000** Sold Date **13-Jun-25**

Distance **0km**



1511/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

1 1 1

Sold Price **\$410,000** Sold Date **26-Mar-25**

Distance **0km**



1912/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

1 1 1

Sold Price **\$430,000** Sold Date **03-Jun-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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