

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

3506E/888 Collins Street, Docklands Vic 3008

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Docklands

Period - From 01/01/2025

to

31/03/2025

Source REIV

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 | 810/200 Spencer St MELBOURNE 3000 | \$640,000 | 19/02/2025 |
| 2 | 3405/103 South Wharf Dr DOCKLANDS 3008 | \$635,000 | 11/02/2025 |
| 3 | 2006/80 Clarendon St SOUTHBANK 3006 | \$626,900 | 11/12/2024 |

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:

24/06/2025 11:44



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
March quarter 2025: \$640,000

Comparable Properties



810/200 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000
Method: Private Sale
Date: 19/02/2025
Property Type: Unit



3405/103 South Wharf Dr DOCKLANDS 3008 (REI/VG)

Agent Comments

2 1 1

Price: \$635,000
Method: Private Sale
Date: 11/02/2025
Property Type: Apartment



2006/80 Clarendon St SOUTHBANK 3006 (REI)

Agent Comments

2 1 1

Price: \$626,900
Method: Private Sale
Date: 11/12/2024
Property Type: Apartment