

## 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

2005/5 CARAVEL LANE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$995,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,550

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2024

to

31 Jul 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 284/8 WATERSIDE PLACE DOCKLANDS VIC 3008  | \$980,000 | 11-Jun-25 |
| 1210/3 AQUITANIA WAY DOCKLANDS VIC 3008   | \$936,000 | 17-Jun-25 |
| 1504/25 WATERFRONT WAY DOCKLANDS VIC 3008 | \$907,500 | 17-Jul-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: 05 August 2025

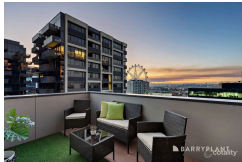


## 284/8 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 2

Sold Price **\$980,000** Sold Date **11-Jun-25**

Distance **0.61km**



## 1210/3 AQUITANIA WAY DOCKLANDS VIC 3008

2 2 1

Sold Price **\$936,000** Sold Date **17-Jun-25**

Distance **0.08km**



## 1504/25 WATERFRONT WAY DOCKLANDS VIC 3008

2 2 1

Sold Price <sup>RS</sup> **\$907,500** Sold Date **17-Jul-25**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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