

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

902/55 MERCHANT STREET 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

\$520,000

&

\$572,000

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

Corelogic

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

1606/100 LORIMER STREET DOCKLANDS VIC 3008	\$570,000	10-Jun-25
1602/8 MARMION PLACE DOCKLANDS VIC 3008	\$565,000	09-Jun-25
95/288 SPENCER STREET MELBOURNE VIC 3000	\$560,000	19-May-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: 14 July 2025



**1606/100 LORIMER STREET
DOCKLANDS VIC 3008**

2 1 -

Sold Price

^{RS}

\$570,000

Sold Date

10-Jun-25

Distance

0.39km



**1602/8 MARMION PLACE
DOCKLANDS VIC 3008**

2 1 -

Sold Price

\$565,000

Sold Date

09-Jun-25

Distance

0.84km



**95/288 SPENCER STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$560,000

Sold Date

19-May-25

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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