

# 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

1205/20 Rakaia Way, Docklands VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$760,000

### Median sale price

Median price

\$615,100

Property Type

Unit

Suburb

Docklands

Period - From

31/12/2024

to

29/06/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
604/1 Encounter Way Docklands VIC 3008	\$751,000	21/02/2025
1402/9 Power Street Southbank VIC 3006	\$740,000	26/02/2025
141/99 Whiteman Street Southbank VIC 3006	\$730,000	26/02/2025

This Statement of Information was prepared on:

01/07/2025