

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

2404/1 POINT PARK CRESCENT 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

\$885,000

&

\$900,000

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

2705/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$930,000	05-Jun-25
2804/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$870,000	21-Mar-25
3205/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$906,500	01-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: 02 August 2025



**2705/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  2  1

Sold Price

\$930,000

Sold Date

05-Jun-25

Distance

0.68km



**2804/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  2  1

Sold Price

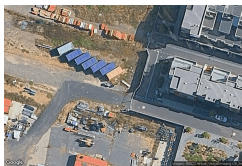
\$870,000

Sold Date

21-Mar-25

Distance

0.68km



**3205/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  2  1

Sold Price

\$906,500

Sold Date

01-May-25

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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