

## 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

1603/1 POINT PARK CRESCENT 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

\$1,000,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2024

to

31 Dec 2024

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

303/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$1,050,000	23-Sep-24
803/80 LORIMER STREET DOCKLANDS VIC 3008	\$1,015,000	03-Sep-24
285/55 VICTORIA HARBOUR PROMENADE DOCKLANDS VIC 3008	\$1,150,000	17-Oct-24

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: 08 January 2025



**303/1 POINT PARK CRESCENT  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,050,000** Sold Date **23-Sep-24**

Distance **0km**



**803/80 LORIMER STREET  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,015,000** Sold Date **03-Sep-24**

Distance **0.36km**



**285/55 VICTORIA HARBOUR  
PROMENADE DOCKLANDS VIC  
3008**

2 2 2

Sold Price **\$1,150,000** Sold Date **17-Oct-24**

Distance **0.49km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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