

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

602/1 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

\$558,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,100

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2024

to

31 May 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

302/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$550,000	14-Feb-25
1606/60 LORIMER STREET DOCKLANDS VIC 3008	\$567,000	22-Jan-25
1305/60 LORIMER STREET DOCKLANDS VIC 3008	\$560,000	28-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: 30 June 2025

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302/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008

1 1 1

Sold Price **\$550,000** Sold Date **14-Feb-25**
Distance **0km**



1606/60 LORIMER STREET
DOCKLANDS VIC 3008

1 1 1

Sold Price **\$567,000** Sold Date **22-Jan-25**
Distance **0.47km**



1305/60 LORIMER STREET
DOCKLANDS VIC 3008

1 1 1

Sold Price ^{RS} **\$560,000** Sold Date **28-May-25**
Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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