

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

\$895,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Docklands

Period-from

01 May 2024

to

30 Apr 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

2804/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$870,000	21-Mar-25
706/51-59 THISTLETHWAITE STREET SOUTH MELBOURNE VIC 3205	\$915,000	07-Mar-25
2905/9 POWER STREET SOUTHBANK VIC 3006	\$925,000	25-Mar-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: 27 May 2025



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

 2  2  1

Sold Price

\$870,000

Sold Date

21-Mar-25

Distance

0.68km



**706/51-59 THISTLETHWAITE
STREET SOUTH MELBOURNE VIC
3205**

 2  2  1

Sold Price

\$915,000

Sold Date

07-Mar-25

Distance

1.31km



**2905/9 POWER STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

\$925,000

Sold Date

25-Mar-25

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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