

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 305/421 Docklands Drive, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$339,000

Median sale price

Median price \$584,000

Property Type Unit

Suburb Docklands

Period - From 20/04/2025

to 19/04/2026

Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	27/83 Whiteman St SOUTHBANK 3006	\$330,000	05/03/2026
2	3304/380 Little Lonsdale St MELBOURNE 3000	\$333,000	03/03/2026
3	710/838 Bourke St DOCKLANDS 3008	\$340,000	09/02/2026

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 six months.~~

This Statement of Information was prepared on:

20/04/2026 09:48



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Property Type: Apartment

Land Size: 52 sqm approx

Agent Comments

Indicative Selling Price

\$339,000

Median Unit Price

20/04/2025 - 19/04/2026: \$584,000

Comparable Properties



27/83 Whiteman St SOUTHBANK 3006 (REI/VG)

Agent Comments

 1  1  -

Price: \$330,000

Method: Private Sale

Date: 05/03/2026

Property Type: Apartment



3304/380 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

 1  1  -

Price: \$333,000

Method: Private Sale

Date: 03/03/2026

Property Type: Apartment



710/838 Bourke St DOCKLANDS 3008 (REI/VG)

Agent Comments

 1  1  -

Price: \$340,000

Method: Private Sale

Date: 09/02/2026

Property Type: Apartment

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408