

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

1502/1 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2025

to

31 Jan 2026

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

701/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$920,000	18-Sep-25
2304/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$860,000	30-Oct-25
2402/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$832,500	24-Sep-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: 22 February 2026


**701/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**
 2
  2
  1

 Sold Price **\$920,000** Sold Date **18-Sep-25**

 Distance **0.68km**

**2304/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**
 2
  2
  1

 Sold Price **\$860,000** Sold Date **30-Oct-25**

 Distance **0.68km**

**2402/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**
 2
  2
  1

 Sold Price **\$932,500** Sold Date **24-Sep-25**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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