

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

1407/421 DOCKLANDS DRIVE 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

\$500,000

&

\$520,000

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

1704/8 WATERVIEW WALK DOCKLANDS VIC 3008	500000	10-Dec-25
802/677 LA TROBE STREET DOCKLANDS VIC 3008	520000	16-Sep-25
1507/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	515000	24-Nov-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.~~

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**1704/8 WATERVIEW WALK
DOCKLANDS VIC 3008**

2 1 1

Sold Price **500000** Sold Date **10-Dec-25**

Distance **0.88km**



**802/677 LA TROBE STREET
DOCKLANDS VIC 3008**

2 1 1

Sold Price **520000** Sold Date **16-Sep-25**

Distance **0.69km**



**1507/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

2 1 1

Sold Price **515000** Sold Date **24-Nov-25**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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