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	1905/15 CARAVEL LANE 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	$650,000	&	$710,000

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
1104/5 CARAVEL LANE DOCKLANDS VIC 3008	$675,000	19-Aug-25
1203/15 CARAVEL LANE DOCKLANDS VIC 3008	$700,000	12-Aug-25
2103/15 CARAVEL LANE DOCKLANDS VIC 3008	$682,500	01-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: 02 February 2026

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1104/5 CARAVEL LANE DOCKLANDS VIC 3008

2 2 2

Sold Price **$675,000** Sold Date **19-Aug-25**

Distance **0km**

1203/15 CARAVEL LANE DOCKLANDS VIC 3008

2 2 1

Sold Price **$700,000** Sold Date **12-Aug-25**

Distance **0km**

2103/15 CARAVEL LANE DOCKLANDS VIC 3008

2 2 1

Sold Price **$682,500** Sold Date **01-Sep-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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