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	1601S/889 Collins Street, Docklands, Vic 3008

Indicative selling price

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

range between $570,000 & $620,000

Median sale price

Median price	$600,000	Property type	*Unit*	Suburb	Docklands

Period - From	01/01/2026	to	31/03/2026	Source	PropTrack

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
1604/889 Collins St, Docklands, VIC 3008	$626,000	24/12/2025
501E/888 Collins Street, Docklands, VIC 3008	$588,888	22/01/2026
908/55 Merchant Street, Docklands, VIC 3008	$611,500	21/01/2026

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: 21/04/2026