

# 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 1108/231 Harbour Esplanade, Docklands, VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$500,000 & \$550,000

### Median sale price

Median price \$670,000 Property Type Apartment Suburb Docklands (3008)  
Period - From 23/10/2023 to 23/10/2024 Source REA

### Comparable property sales

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
1706/8 MARMION PLACE, DOCKLANDS VIC 3008	\$525,000	26/09/2024
609/8 MARMION PLACE, DOCKLANDS VIC 3008	\$532,000	15/09/2024
1406/8 MARMION PLACE, DOCKLANDS VIC 3008	\$528,500	21/09/2024

This Statement of Information was prepared on: 23/10/2024