

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

1001N/241 HARBOUR ESPLANE 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2024

to

31 Aug 2025

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

2402/241 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$456,000	08-Jul-25
2901/231-245 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$462,000	08-Aug-25
2801/231-245 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$475,000	12-May-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: 04 September 2025


**2402/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

Sold Price

^{RS}
\$456,000

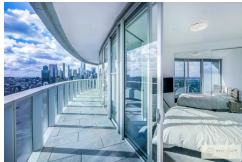
Sold Date

08-Jul-25
 2

 1

 1

Distance

0.04km

**2901/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

Sold Price

^{RS}
\$462,000
^{UN}

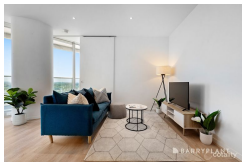
Sold Date

08-Aug-25
 2

 1

 1

Distance

0.04km

**2801/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

Sold Price

\$475,000

Sold Date

12-May-25
 2

 1

 1

Distance

0.04km
RS = Recent sale

UN = Undisclosed Sale

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