

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

2004/231-245 HARBOUR ESPLANADE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,550

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2024

to

31 Jul 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

2508/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$935,000	30-Sep-24
1308/15 DOEPEL WAY DOCKLANDS VIC 3008	\$1,080,000	16-Jan-25
1101/2 GLENTI PLACE DOCKLANDS VIC 3008	\$1,450,000	30-Mar-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: 06 August 2025


**2508/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 3
  3
  2

Sold Price

\$935,000

Sold Date

30-Sep-24

Distance

0km

**1308/15 DOEPEL WAY
DOCKLANDS VIC 3008**

 3
  3
  2

Sold Price

\$1,080,000

Sold Date

16-Jan-25

Distance

0.32km

**1101/2 GLENTI PLACE DOCKLANDS
VIC 3008**

 3
  3
  2

Sold Price

\$1,450,000

Sold Date

30-Mar-25

Distance

0.39km
RS = Recent sale

UN = Undisclosed Sale

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