

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

2104/241 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

\$450,000

&

\$495,000

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

2310/138 SPENCER STREET MELBOURNE VIC 3000	\$490,000	08-Apr-25
23/44 CHETWYND STREET WEST MELBOURNE VIC 3003	\$487,500	09-May-25
5603/568-580 COLLINS STREET MELBOURNE VIC 3000	\$525,000	04-Jul-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 September 2025



**2310/138 SPENCER STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price **\$490,000** Sold Date **08-Apr-25**

Distance **1.04km**

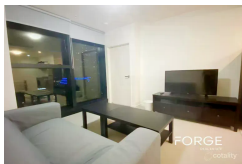


**23/44 CHETWYND STREET WEST
MELBOURNE VIC 3003**

 1
  1
  1

Sold Price **\$487,500** Sold Date **09-May-25**

Distance **1.09km**



**5603/568-580 COLLINS STREET
MELBOURNE VIC 3000**

 1
  1
  1

Sold Price **\$525,000** Sold Date **04-Jul-25**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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