

## 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

2810/231-245 HARBOUR ESPLANE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$380,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,888

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2024

to

30 Sep 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

602/100 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$378,000	16-Jul-25
305/150 DUDLEY STREET WEST MELBOURNE VIC 3003	\$380,000	02-Jun-25
1401/8 DOWNIE STREET MELBOURNE VIC 3000	\$385,000	30-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: 07 October 2025