

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

2901/231-245 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,100

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

2501/231-245 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$485,000	07-Nov-24
801/241 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$495,000	13-Feb-24
1903/241 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$500,000	18-Nov-24

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 July 2025



**2501/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

 2  1  1

Sold Price

\$485,000

Sold Date **07-Nov-24**

Distance

0km



**801/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 2  1  1

Sold Price

\$495,000

Sold Date **13-Feb-24**

Distance

0km



**1903/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 2  1  1

Sold Price

\$500,000

Sold Date **18-Nov-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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