

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

506/100 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,550

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

1116/100 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$485,000	30-May-25
204/18 WATERVIEW WALK DOCKLANDS VIC 3008	\$485,000	29-Mar-25
1103/677 LA TROBE STREET DOCKLANDS VIC 3008	\$495,000	26-Jun-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: 16 July 2025


**1116/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

Sold Price

^{RS}
\$485,000

 Sold Date **30-May-25**

2

1

1

Distance

0km

**204/18 WATERVIEW WALK
DOCKLANDS VIC 3008**

Sold Price

\$485,000

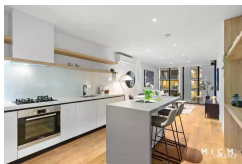
 Sold Date **29-Mar-25**

2

1

1

Distance

0.14km

**1103/677 LA TROBE STREET
DOCKLANDS VIC 3008**

Sold Price

^{RS}
\$495,000

 Sold Date **26-Jun-25**

2

1

1

Distance

0.37km
RS = Recent sale

UN = Undisclosed Sale

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