

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 608A/ 198 Harbour Esplanade, Docklands VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Indication price range \$335,000 to \$355,000

Median sale price

Median price \$600,000

Property type Unit

Suburb Docklands

Period - From 11/06/2025

to

11/06/2026

Source Propertydata.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 412/ 757 Bourke Street, Docklands Vic 3008	\$345,000	11/06/2026
1 1709/ 200 Spencer Street, Melbourne Vic 3000	\$365,000	24/04/2026
1 209/ 16 Anderson Street, West Melbourne Vic 3003	\$345,000	10/02/2026

This Statement of Information was prepared on: 11/ 06/ 2026