

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

1310/241 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2025

to

30 Apr 2026

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

3110/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$390,000	22-Jan-26
3210/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$388,000	15-Feb-26
2810/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$382,382	17-Oct-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: 20 May 2026

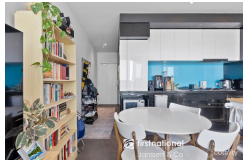


**3110/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**



Sold Price **\$390,000** Sold Date **22-Jan-26**

Distance **0km**



**3210/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**



Sold Price **\$388,000** Sold Date **15-Feb-26**

Distance **0km**



**2810/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**



Sold Price **\$382,382** Sold Date **17-Oct-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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