

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

1806/231-245 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2025

to

31 May 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

1504/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$608,888	02-Apr-26
205/2 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$635,000	27-Apr-26

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: 11 June 2026



1504/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008

2 2 1

Sold Price

\$608,888

Sold Date **02-Apr-26**

Distance

0km



205/2 NEWQUAY PROMENADE DOCKLANDS VIC 3008

2 1 1

Sold Price

^{RS} **\$635,000**

Sold Date **27-Apr-26**

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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