

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

203/98 RIVER 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

\$690,000

&

\$738,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2025

to

31 Aug 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

3105/90 LORIMER STREET DOCKLANDS VIC 3008	\$728,000	06-Jul-26
1204/100 LORIMER STREET DOCKLANDS VIC 3008	\$649,000	25-Aug-26
1304/100 LORIMER STREET DOCKLANDS VIC 3008	\$648,500	07-Jul-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: 17 September 2026



3105/90 LORIMER STREET DOCKLANDS VIC 3008

2 1 2

Sold Price

\$728,000

Sold Date

06-Jul-26

Distance

0km



1204/100 LORIMER STREET DOCKLANDS VIC 3008

2 1 -

Sold Price

^{RS} **\$649,000**

Sold Date

25-Aug-26

Distance

0km



1304/100 LORIMER STREET DOCKLANDS VIC 3008

2 1 1

Sold Price

\$648,500

Sold Date

07-Jul-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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