

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

2303/231-245 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

\$420,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2025

to

30 Jun 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

3D/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$435,000	25-Jun-26
2105/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$398,000	24-Jun-26
1405/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$430,000	09-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: 21 July 2026



3D/9 WATERSIDE PLACE DOCKLANDS VIC 3008

1 1 1

Sold Price

^{RS}

\$435,000

Sold Date

25-Jun-26

Distance

0.7km



2105/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008

1 1 1

Sold Price

^{RS}

\$398,000

^{UN}

Sold Date

24-Jun-26

Distance

0km



1405/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008

1 1 1

Sold Price

\$430,000

Sold Date

09-Apr-26

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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