

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

2308/231-245 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

\$550,000

&

\$600,000

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

1706/8 MARMION PLACE DOCKLANDS VIC 3008	\$560,000	03-Mar-26
1608/5 CARAVEL LANE DOCKLANDS VIC 3008	\$595,000	16-Mar-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: 28 May 2026



1706/8 MARMION PLACE DOCKLANDS VIC 3008

2 1 1

Sold Price **\$560,000** Sold Date **03-Mar-26**

Distance **0.06km**



1608/5 CARAVEL LANE DOCKLANDS VIC 3008

2 1 1

Sold Price **\$595,000** Sold Date **16-Mar-26**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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