

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

2403/100 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

\$785,000

&

\$850,000

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

2905/628 FLINDERS STREET DOCKLANDS VIC 3008	\$810,000	27-Apr-26
226/83 WHITEMAN STREET SOUTHBANK VIC 3006	\$800,000	23-Apr-26
1702/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$816,000	25-May-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: 10 June 2026



2905/628 FLINDERS STREET DOCKLANDS VIC 3008

2 2 1

Sold Price

^{RS}

\$810,000

Sold Date

27-Apr-26

Distance

0.63km



226/83 WHITEMAN STREET SOUTHBANK VIC 3006

2 2 2

Sold Price

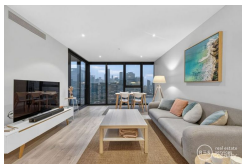
\$800,000

Sold Date

23-Apr-26

Distance

1.25km



1702/1 POINT PARK CRESCENT DOCKLANDS VIC 3008

2 2 1

Sold Price

^{RS}

\$816,000

^{UN}

Sold Date

25-May-26

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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