

## 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

401/68 RIVER ESPLANADE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,050,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2025

to

31 Mar 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

1501/60 LORIMER STREET DOCKLANDS VIC 3008	\$1,040,000	25-Feb-26
1403/50 LORIMER STREET DOCKLANDS VIC 3008	\$1,037,500	17-Feb-26
1202/80 LORIMER STREET DOCKLANDS VIC 3008	\$1,035,000	15-Jan-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: 16 April 2026



**1501/60 LORIMER STREET  
DOCKLANDS VIC 3008**

2 2 -

Sold Price <sup>RS</sup> **\$1,040,000** Sold Date **25-Feb-26**

Distance **0km**



**1403/50 LORIMER STREET  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,037,500** Sold Date **17-Feb-26**

Distance **0.12km**



**1202/80 LORIMER STREET  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,035,000** Sold Date **15-Jan-26**

Distance **0.12km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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