

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

55/801 BOURKE STREET 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

\$1,300,000

&

\$1,430,000

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

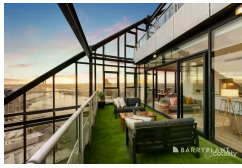
Date of sale

3801/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$1,440,000	04-May-26
21 JAGO ROAD PORT MELBOURNE VIC 3207	\$1,355,000	16-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: 08 September 2026



**3801/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

Sold Price ^{RS} **\$1,440,000** ^{UN} Sold Date **04-May-26**

3 2 2

Distance **0.21km**



**21 JAGO ROAD PORT MELBOURNE
VIC 3207**

Sold Price ^{RS} **\$1,355,000** Sold Date **16-Jul-26**

4 3 2

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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