

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

2402N/241 HARBOUR ESPLANE 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

1108/231-245 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$480,000	22-Nov-24
2501/231-245 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$485,000	07-Nov-24
1903/241 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$500,000	18-Nov-24

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: 02 April 2025



**1108/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

2 1 1

Sold Price **\$480,000** Sold Date **22-Nov-24**

Distance **0.04km**



**2501/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

2 1 1

Sold Price **\$485,000** Sold Date **07-Nov-24**

Distance **0.04km**



**1903/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$500,000** Sold Date **18-Nov-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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