

## 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

1209/231-245 HARBOUR ESPLANE 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

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,550

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2024

to

30 Jun 2025

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

2010/241 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$340,000	10-Mar-25
1402S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$380,000	27-Jun-25
2202N/883 COLLINS STREET DOCKLANDS VIC 3008	\$408,000	26-Jun-25

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: 22 July 2025



**2010/241 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

Sold Price

**\$340,000**

Sold Date

**10-Mar-25**

1

1

-

Distance

**0km**



**1402S/889-897 COLLINS STREET  
DOCKLANDS VIC 3008**

Sold Price

<sup>RS</sup> **\$380,000**

Sold Date

**27-Jun-25**

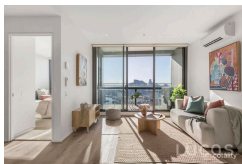
1

1

-

Distance

**0.86km**



**2202N/883 COLLINS STREET  
DOCKLANDS VIC 3008**

Sold Price

<sup>RS</sup> **\$408,000**

Sold Date

**26-Jun-25**

1

1

-

Distance

**0.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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