

# STATEMENT OF INFORMATION



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# 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

4001/100 Harbour Esp, Docklands, Vic 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$2,250,000

&

\$2,475,000

### Median sale price

Median price

\$618,750

Property type

Unit

Suburb

Docklands

Period - From

01/07/2024

to

30/06/2025

Source



PropTrack

### 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 six 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
263/55 Victoria Harbour Promenade, Docklands, VIC 3008	\$2,325,000	08/05/2025
301/55 Victoria Harbour Promenade, Docklands, VIC 3008	\$2,470,000	07/03/2025
5105/1 Queensbridge Square, Southbank, VIC 3006	\$2,370,000	16/05/2025

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 six months.~~

This Statement of Information was prepared on: 24/07/2025