

# 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

222/55 Victoria Harbour Promenade, 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

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$615,800

Property type

Unit

Suburb

Docklands

Period - From

01/06/2024

to

31/05/2025

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
172/55 Victoria Harbour Promenade, Docklands, VIC 3008	\$1,282,055	13/03/2025
3405/100 Harbour Esplanade, Docklands, VIC 3008	\$1,200,000	04/04/2025
1601/1 Point Park Crescent, Docklands, VIC 3008	\$1,200,000	16/01/2025

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: 05/06/2025