

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

2005/231-245 HARBOUR ESPLANADE 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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2025

to

30 Apr 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

2004/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$1,020,000	11-Aug-25
301/2 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$1,180,000	15-Apr-26
707/2 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$1,050,000	17-Nov-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: 04 May 2026


**2004/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**
 3  3  2

 Sold Price **\$1,020,000** Sold Date **11-Aug-25**

 Distance **0km**

**301/2 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**
 3  2  2

 Sold Price ^{RS} **\$1,180,000** Sold Date **15-Apr-26**

 Distance **0.07km**

**707/2 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**
 3  2  2

 Sold Price **\$1,050,000** Sold Date **17-Nov-25**

 Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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