

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

2209/231-245 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,888

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2024

to

30 Sep 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

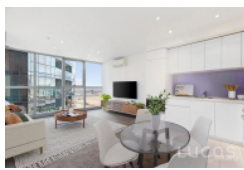
Date of sale

1209/231-245 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$354,500	14-Aug-25
1403/231-245 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$420,000	22-May-24
1708/231-245 HARBOUR ESPLANE DOCKLANDS VIC 3008	\$470,000	25-Sep-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: 31 October 2025



**1209/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**



Sold Price

^{RS} **\$354,500**

Sold Date **14-Aug-25**

Distance **0km**



**1403/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**



Sold Price

\$420,000

Sold Date **22-May-24**

Distance **0km**



**1708/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

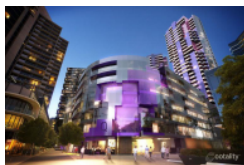


Sold Price

^{RS} **\$470,000**

Sold Date **25-Sep-25**

Distance **0km**



**2207/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**



Sold Price

\$425,000

Sold Date **31-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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