

## 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

1502/241 HARBOUR ESPLANADE 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

\$450,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2025

to

28 Feb 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

706/8 MARMION PLACE DOCKLANDS VIC 3008	\$450,000	31-Dec-25
1310/15 CARAVEL LANE DOCKLANDS VIC 3008	\$460,000	26-Jan-26
1909/15 CARAVEL LANE DOCKLANDS VIC 3008	\$485,000	03-Feb-26

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: 13 March 2026



**706/8 MARMION PLACE  
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$450,000** Sold Date **31-Dec-25**

Distance **0.06km**



**1310/15 CARAVEL LANE  
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$460,000** Sold Date **26-Jan-26**

Distance **0.12km**



**1909/15 CARAVEL LANE  
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$485,000** Sold Date **03-Feb-26**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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