

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

2709/241 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Docklands

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

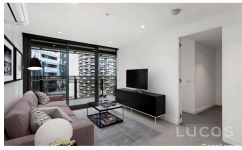
Date of sale

1010/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$375,000	30-Jan-25
607/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$390,000	05-Dec-24
1713/8 MARMION PLACE DOCKLANDS VIC 3008	\$390,000	14-Dec-24

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: 29 May 2025



1010/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

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Sold Price

\$375,000

Sold Date **30-Jan-25**

Distance **0.32km**



607/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008

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Sold Price

\$390,000

Sold Date **05-Dec-24**

Distance **0km**



1713/8 MARMION PLACE DOCKLANDS VIC 3008

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Sold Price

Sold Date **14-Dec-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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