

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

506C/198 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,550

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2024

to

30 Jun 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

2709/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$380,000	31-May-25
911/8 MARMION PLACE DOCKLANDS VIC 3008	\$348,000	09-Jun-25
1614/8 MARMION PLACE DOCKLANDS VIC 3008	\$375,000	24-Apr-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: 22 July 2025



**2709/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

1 1 1

Sold Price

^{RS}

\$380,000

Sold Date

31-May-25

Distance

0.18km



**911/8 MARMION PLACE
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$348,000

Sold Date

09-Jun-25

Distance

0.24km



**1614/8 MARMION PLACE
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$375,000

Sold Date

24-Apr-25

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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