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	1805/241 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	$410,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$617,500	Property type	Unit	Suburb	Docklands
Period-from	01 Sep 2024	to	31 Aug 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
1809/39 CARAVEL LANE DOCKLANDS VIC 3008	$440,000	15-Jul-25
1511/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	$410,000	26-Mar-25
1912/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	$430,000	03-Jun-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 September 2025

Harcourts
Andy Shi
P 03 9290 9886
M 0478 838 167
E andy.shi@harcourts.com.au



1809/39 CARAVEL LANE DOCKLANDS VIC 3008

1 1 1

Sold Price RS $440,000 Sold Date 15-Jul-25

Distance 0.26km



1511/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

1 1 1

Sold Price $410,000 Sold Date 26-Mar-25

Distance 0.32km



1912/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

1 1 1

Sold Price $430,000 Sold Date 03-Jun-25

Distance 0.32km

RS = Recent sale **UN** = Undisclosed Sale

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