

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

1909/241 Harbour Esplanade, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$350,000

&

\$380,000

Median sale price

Median price

\$578,888

Property Type

Unit

Suburb

Docklands

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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 six 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
1	1610/421 Docklands Dr DOCKLANDS 3008	\$355,000	29/07/2026
2	2101/33 Rose La MELBOURNE 3000	\$352,500	21/07/2026
3	2407/639 Lonsdale St MELBOURNE 3000	\$360,000	26/06/2026

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 six months.~~

This Statement of Information was prepared on:

05/08/2026 09:45



Property Type:
Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
Year ending June 2026: \$578,888

Comparable Properties



1610/421 Docklands Dr DOCKLANDS 3008 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 29/07/2026
Property Type: Apartment



2101/33 Rose La MELBOURNE 3000 (REI)

Agent Comments



Price: \$352,500
Method: Private Sale
Date: 21/07/2026
Property Type: Apartment



2407/639 Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 26/06/2026
Property Type: Apartment