

20Statement 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

53/ 55 Victoria Harbour Promenade, Docklands Vic 3008

Indicative selling price

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

Indication price range

\$940,000 to \$980,000

Median sale price

Median price

\$615,100

Property type

Unit

Suburb

Docklands

Period - From

26/5/2024

to

26/05/2025

Source

Propertydata.com.au

Comparable property sales

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	1504/ 25 Waterfront Way, Docklands Vic 3008	\$907,500	24/07/2025
2	2705/103 South Wharf Drive, Docklands Vic 3008	\$930,000	05/06/2025
3	2307/ 259 Normanby Road, South Melbourne Vic 3205 (	\$1,000,000	17/09/2025

This Statement of Information was prepared on:

9/ 10/ 2025