

# 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](http://consumer.vic.gov.au/underquoting)

Indication price range

\$890,000 to \$910,000

### Median sale price

Median price

\$583,000

Property type

Unit

Suburb

Docklands

Period - From

01/04/2025

to

01/04/2026

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	104/ 9 Waterside Place, Docklands Vic 3008	\$950,000	23/12/2025
2	3403/ 100 Harbour Esplanade, Docklands Vic 3008	\$970,000	31/10/2025
3	1303/ 915 Collins Street, Docklands Vic 3008	\$938,500	03/09/2025

This Statement of Information was prepared on:

06/ 04/ 2026