

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

1 MARMION PLACE 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2025

to

31 Jan 2026

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

1024/198 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$380,000	05-Sep-25
709/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$375,000	04-Oct-25
601/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$380,000	23-Sep-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: 16 February 2026



**1024/198 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$380,000** Sold Date **05-Sep-25**

Distance **0.18km**



**709/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$375,000** Sold Date **04-Oct-25**

Distance **0.32km**



**601/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$380,000** Sold Date **23-Sep-25**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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