

## 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

801/1 ENCOUNTER WAY DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$850,000

### 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

601/1 ENCOUNTER WAY DOCKLANDS VIC 3008	\$775,000	22-Dec-25
2608/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$790,000	23-Sep-25
3306/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$820,120	29-Jan-26

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: 23 February 2026

Image	Property Address	Sold Price	Sold Date	Distance
 <p><b>LUCGS</b></p> <p>601/1 encounter way, docklands VIC 3008</p>	<b>601/1 ENCOUNTER WAY DOCKLANDS VIC 3008</b> 1 Bed 2 Bath 2 Car	<b>\$775,000</b>	<b>22-Dec-25</b>	<b>0km</b>
	<b>2608/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008</b> 2 Bed 2 Bath 1 Car	<b>\$790,000</b>	<b>23-Sep-25</b>	<b>0.28km</b>
	<b>3306/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008</b> 2 Bed 2 Bath 1 Car	<b>RS \$820,120</b>	<b>29-Jan-26</b>	<b>0.28km</b>

RS = Recent sale      UN = Undisclosed Sale

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