

# 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

1208/8 Waterview Walk, Docklands Vic 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$375,000

### Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Docklands

Period - From

01/10/2024

to

31/12/2024

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	603/144 Clarendon St SOUTHBANK 3006	\$375,000	26/11/2024
2	1409/1 Balston St SOUTHBANK 3006	\$375,000	11/10/2024
3	2611/350 William St MELBOURNE 3000	\$375,000	01/10/2024

**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:

05/02/2025 07:49



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$375,000  
**Median Unit Price**  
December quarter 2024: \$600,000

## Comparable Properties



**603/144 Clarendon St SOUTHBANK 3006 (REI/VG)**

Agent Comments



**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 26/11/2024  
**Property Type:** Apartment



**1409/1 Balston St SOUTHBANK 3006 (REI/VG)**

Agent Comments



**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 11/10/2024  
**Property Type:** Apartment



**2611/350 William St MELBOURNE 3000 (VG)**

Agent Comments



**Price:** \$375,000  
**Method:** Sale  
**Date:** 01/10/2024  
**Property Type:** Flat/Unit/Apartment (Res)