

## 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

1004/25 WATERFRONT WAY DOCKLANDS VIC 3008

### Indicative selling price

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

Single Price

or range  
between

\$1,650,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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

123 BOUNDARY STREET PORT MELBOURNE VIC 3207	-	14-Sep-23
312/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$1,900,000	10-Jul-23
903/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207	\$1,500,000	12-Jun-23

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.

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**123 BOUNDARY STREET PORT  
MELBOURNE VIC 3207**

3 3 2

Sold Price

RS - UN

Sold Date **14-Sep-23**

Distance **1.68km**



**312/1 QUEENSBRIDGE SQUARE  
SOUTHBANK VIC 3006**

3 3 2

Sold Price

**\$1,900,000**

Sold Date **10-Jul-23**

Distance **2.21km**



**903/320-332 PLUMMER STREET  
PORT MELBOURNE VIC 3207**

3 3 2

Sold Price

RS **\$1,500,000**

Sold Date **12-Jun-23**

Distance **2.81km**

RS = Recent sale

UN = Undisclosed Sale

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