

# 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 107/ 12 Waterview Walk, 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 \$420,000 to \$439,000

### Median sale price

Median price \$615,100

Property type Unit

Suburb Docklands

Period - From 20/5/2024

to

20/05/2025

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	403/ 12 Waterview Walk, Docklands Vic 3008	\$425,000	08/03/2025
2	1502/ 100 Harbour Esplanade, Docklands Vic 3008	\$433,000	04/03/2025
3	103/ 5 Caravel Lane, Docklands Vic 3008	\$435,000	05/02/2025

This Statement of Information was prepared on: 20<sup>th</sup> May 2025