

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

10E/8 WATERSIDE 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

\$400,000

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2024

to

31 Oct 2025

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

3F/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$420,000	20-Aug-25
5B/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$450,000	01-Aug-25
1C/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$445,000	26-Apr-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: 18 November 2025



3F/8 WATERSIDE PLACE DOCKLANDS VIC 3008

 1  1  1

Sold Price **\$420,000** Sold Date **20-Aug-25**

Distance **0km**



5B/9 WATERSIDE PLACE DOCKLANDS VIC 3008

 1  1  1

Sold Price **\$450,000** Sold Date **01-Aug-25**

Distance **0.07km**



1C/9 WATERSIDE PLACE DOCKLANDS VIC 3008

 1  1  1

Sold Price **\$445,000** Sold Date **26-Apr-25**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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