

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 1603/ 8 Waterview Walk, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Indication price range \$430,000 to \$450,000

Median sale price

Median price \$610,000 Property type Unit Suburb Docklands

Period - From 02/8/2024 to 02/04/2025 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	\$425,000	8/03/2025
1 1502/ 100 Harbour Esplanade, Docklands	\$433,000	04/03/2025
1 1208/ 8 Waterview Walk, Docklands	\$401,000	10/03/2025

This Statement of Information was prepared on: 2nd April 2025