

## 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

1606/8 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2024

to

31 Mar 2025

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

|   |           |           |
|---|-----------|-----------|
| 4/28-32 JEFFCOTT STREET WEST MELBOURNE VIC 3003 | \$645,000 | 31-Jan-25 |
| 1304/100 LORIMER STREET DOCKLANDS VIC 3008      | \$662,000 | 24-Oct-24 |
| 600/668 BOURKE STREET MELBOURNE VIC 3000        | \$657,000 | 17-Oct-24 |

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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**4/28-32 JEFFCOTT STREET WEST  
MELBOURNE VIC 3003**

2 1 1

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date

**31-Jan-25**

Distance

**0.97km**



**1304/100 LORIMER STREET  
DOCKLANDS VIC 3008**

2 1 1

Sold Price

**\$662,000**

Sold Date

**24-Oct-24**

Distance

**0.69km**



**600/668 BOURKE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price

**\$657,000**

Sold Date

**17-Oct-24**

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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