# 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	1802/ 18 Waterview Walk, Docklands Vic 3008
postcode	

#### Indicative selling price

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

Indication price range \$990,000 to \$1,040,000

# Median sale price

Median price \$615,100		Property ty	Property type		Unit		Docklands	
Period - From	28/10/2024	to	28/10/2025		Source	Propert	ydata.cor	n.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.

Ad	dress of comparable property	Price	Date of sale
1	205/ 30 Rakaia Way, Docklands Vic 3008	\$1,180,000	08/05/2025
2	215/ 60 Siddeley Street, Docklands Vic 3008	\$1,010,000	08/08/25
3	401/ 30 Rakaia Way, Docklands Vic 3008	\$1,111,111	26/08/2025

This Statement of Information was prepared on:	28 <sup>th</sup> October 2025

