

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

195/8 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

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2024

to

31 Jul 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

66/55 VICTORIA HARBOUR PROMENADE DOCKLANDS VIC 3008	\$1,390,000	22-Jul-25
2103/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$1,350,000	10-Mar-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: 11 August 2025



66/55 VICTORIA HARBOUR PROMENADE DOCKLANDS VIC 3008

3 2 2

Sold Price ^{RS} **\$1,390,000** Sold Date **22-Jul-25**

Distance **0.08km**



2103/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

3 2 2

Sold Price **\$1,350,000** Sold Date **10-Mar-25**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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