Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

	Pro	perty	offered	for sale
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Including sub	Address ourb and oostcode	1F/8	Watersi	de PI, D	ocklan	ds 30	008.					
Indicative se	elling p	rice										
For the meaning	g of this p	rice s	ee consi	ımer.vic	c.gov.a	u/und	derquoti	ng (*Delete s	ingle pri	ce or range as	s applicable)	
Sin	ngle price \$		or range between		\$440,000		&	\$450,000				
Median sale	price											
Median price	\$575,00	\$575,000 Pro			perty type Apartment		ent	Suburb	Docklands			
Period - From	29/09/20)24	to	29/09/	2025		Source	Propertydat	a.com.aı	ı		

Comparable property sales (*Delete A or B below as applicable)

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

Adress of comparable property	Price	Date of sale
3F/8 Waterside PI DOCKLANDS 3008 VIC	\$420,000	02/09/2025
5B/9 Waterside PI DOCKLANDS 3008 VIC	\$450,000	01/08/2025
1C/9 Waterside PI DOCKLANDS 3008 VIC	\$445,000	27/04/2025

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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 six months.

This Statement of Information was prepared on:	29/09/2025

