

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

1F/9 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

\$498,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,550

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2024

to

30 Jun 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

401/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$585,000	12-Apr-25
9C/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$455,000	19-Nov-24
1108E/888 COLLINS STREET DOCKLANDS VIC 3008	\$485,000	27-Dec-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.~~

This Statement of Information was prepared on: 28 July 2025

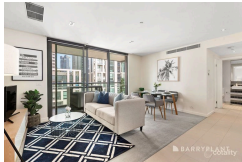


**401/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 1
  1
  1

Sold Price **\$585,000** Sold Date **12-Apr-25**

Distance **0km**

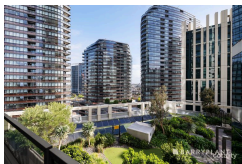


**9C/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 1
  1
  1

Sold Price **\$455,000** Sold Date **19-Nov-24**

Distance **0.07km**



**1108E/888 COLLINS STREET
DOCKLANDS VIC 3008**

 1
  1
  1

Sold Price **\$485,000** Sold Date **27-Dec-24**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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