

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

211/8 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2024

to

28 Feb 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

39/333 COVENTRY STREET SOUTH MELBOURNE VIC 3205	\$690,000	30-Oct-24
4/39-47 PEEL STREET WEST MELBOURNE VIC 3003	\$680,000	03-Dec-24
4/28-32 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$645,000	31-Jan-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: 26 March 2025



39/333 COVENTRY STREET SOUTH Sold Price
MELBOURNE VIC 3205

\$690,000 Sold Date **30-Oct-24**

2 1 1

Distance **1.96km**



4/39-47 PEEL STREET WEST
MELBOURNE VIC 3003

Sold Price

\$680,000 Sold Date **03-Dec-24**

2 1 1

Distance **1.82km**



4/28-32 JEFFCOTT STREET WEST Sold Price
MELBOURNE VIC 3003

^{RS} **\$645,000** Sold Date **31-Jan-25**

2 1 1

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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