

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

2403/9 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

or range
between

\$1,020,000

&

\$1,080,000

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

1603/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$1,000,000	19-Jun-25
172/55 VICTORIA HARBOUR PROMENADE DOCKLANDS VIC 3008	\$1,282,055	13-Mar-25
2304/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,031,000	22-Aug-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: 13 August 2025


**1603/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**
 2  2  2

Sold Price ^{RS} **\$1,000,000** Sold Date **19-Jun-25**

Distance **0.39km**

**172/55 VICTORIA HARBOUR
PROMENADE DOCKLANDS VIC
3008**
 2  2  2

Sold Price **\$1,282,055** Sold Date **13-Mar-25**

Distance **0.16km**

**2304/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 2  2  2

Sold Price **\$1,031,000** Sold Date **22-Aug-24**

Distance **0km**

**1603/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 2  2  2

Sold Price **\$1,000,000** Sold Date **08-Feb-25**

Distance **0km**
RS = Recent sale

UN = Undisclosed Sale

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