

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

3B/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

\$450,000

or range between

\$

\$

Median sale price

Median price

\$605,000

Property type

Unit

Suburb

Docklands, VIC 3008

Period - From

01 Nov
2024

to

31 Oct
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 six 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
5B/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$450,000	01 Aug 25
4F/9 Waterside Place, Docklands, Vic 3008	\$430,000	06 Aug 2025
1C/9 Waterside PI DOCKLANDS 3008 VIC	\$445,000	27 April 2025

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 six months.~~

This Statement of Information was prepared on:

27/11/2025 13:50