

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

43M/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

\$1,170,000

&

\$1,280,000

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

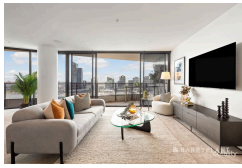
Date of sale

172/55 VICTORIA HARBOUR PROMENADE DOCKLANDS VIC 3008	\$1,282,055	13-Mar-25
3405/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$1,200,000	04-Apr-25
61/60 FLINDERS STREET MELBOURNE VIC 3000	\$1,200,000	01-May-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: 27 August 2025



172/55 VICTORIA HARBOUR PROMENADE DOCKLANDS VIC 3008

2 2 2

Sold Price

\$1,282,055

Sold Date

13-Mar-25

Distance

0.14km



3405/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008

2 2 2

Sold Price

\$1,200,000

Sold Date

04-Apr-25

Distance

0.53km



61/60 FLINDERS STREET MELBOURNE VIC 3000

2 2 1

Sold Price

Sold Date

01-May-25

Distance

2.77km

RS = Recent sale

UN = Undisclosed Sale

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