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

4f/9 Waterside Place, Docklands Vic 3008

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$425,000		&		\$445,000			
Median sale p	rice							
Median price	\$615,100	Pro	operty Type	Unit			Suburb	Docklands
Period - From	01/04/2024	to	31/03/2025		So	urce	REIV	

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.

Ado	dress of comparable property	Price	Date of sale
1	407/5 Wominjeka Wlk WEST MELBOURNE 3003	\$445,000	16/05/2025
2	1C/9 Waterside PI DOCKLANDS 3008	\$445,000	27/04/2025
3	307/103 South Wharf Dr DOCKLANDS 3008	\$445,000	25/03/2025

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:

23/06/2025 12:11

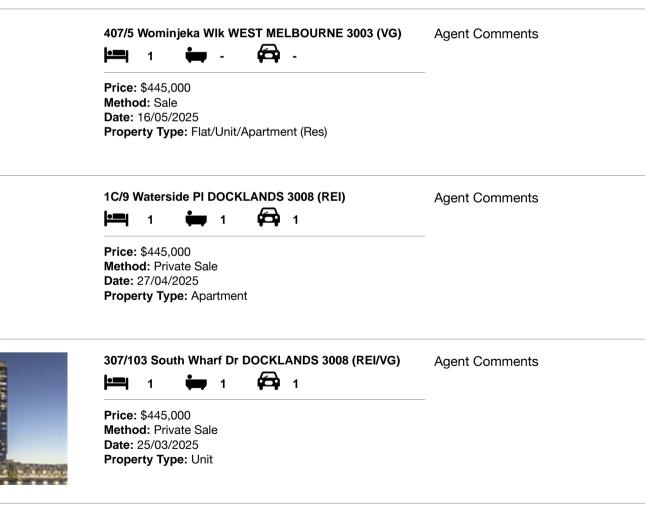






Property Type: Apartment Agent Comments Indicative Selling Price \$425,000 - \$445,000 Median Unit Price Year ending March 2025: \$615,100

Comparable Properties





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