

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 consumer.vic.gov.au/underquoting

Range between

\$425,000

&

\$445,000

Median sale price

Median price

\$615,100

Property Type

Unit

Suburb

Docklands

Period - From

01/04/2024

to

31/03/2025

Source

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.

	Address 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

4f/9 Waterside Place, Docklands Vic 3008



1 Bed 1 Bath 1 Car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$425,000 - \$445,000
Median Unit Price
Year ending March 2025: \$615,100

Comparable Properties

407/5 Wominjeka Wlk WEST MELBOURNE 3003 (VG) Agent Comments

1 Bed - Bath - Car -

Price: \$445,000
Method: Sale
Date: 16/05/2025
Property Type: Flat/Unit/Apartment (Res)

1C/9 Waterside PI DOCKLANDS 3008 (REI) Agent Comments

1 Bed 1 Bath 1 Car

Price: \$445,000
Method: Private Sale
Date: 27/04/2025
Property Type: Apartment



307/103 South Wharf Dr DOCKLANDS 3008 (REI/VG) Agent Comments

1 Bed 1 Bath 1 Car

Price: \$445,000
Method: Private Sale
Date: 25/03/2025
Property Type: Unit



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