

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

801/1 ENCOUNTER WAY 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

\$870,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Docklands

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

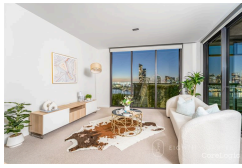
Date of sale

904/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$908,000	19-Mar-25
207/94 RIVER ESPLANADE DOCKLANDS VIC 3008	\$895,000	10-Dec-24
1702/15 DOEPEL WAY DOCKLANDS VIC 3008	\$880,000	30-Mar-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: 20 May 2025



**904/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 2  2  2

Sold Price ^{RS} **\$908,000** ^{UN} Sold Date **19-Mar-25**

Distance **0.39km**



**207/94 RIVER ESPLANADE
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$895,000** Sold Date **10-Dec-24**

Distance **0.49km**



**1702/15 DOEPEL WAY
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$880,000** Sold Date **30-Mar-25**

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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