

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

1004/9 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

\$950,000

&

\$1,010,000

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

1603/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,000,000	08-Feb-25
284/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$980,000	11-Jun-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: 07 August 2025



**1603/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$1,000,000** Sold Date **08-Feb-25**

Distance **0km**



**284/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$980,000** Sold Date **11-Jun-25**

Distance **0.07km**

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

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