

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

1013/25 WATERFRONT 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

\$955,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,550

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

1504/25 WATERFRONT WAY DOCKLANDS VIC 3008	\$907,500	17-Jul-25
1210/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$936,000	17-Jun-25
26 LEVEN AVENUE DOCKLANDS VIC 3008	\$1,110,000	30-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: 04 August 2025


**1504/25 WATERFRONT WAY
DOCKLANDS VIC 3008**

 2
  2
  1

Sold Price

^{RS}
\$907,500

Sold Date

17-Jul-25

Distance

0km

**1210/3 AQUITANIA WAY
DOCKLANDS VIC 3008**

 2
  2
  1

Sold Price

\$936,000

Sold Date

17-Jun-25

Distance

0.21km

**26 LEVEN AVENUE DOCKLANDS
VIC 3008**

 2
  2
  1

Sold Price

\$1,110,000

Sold Date

30-May-25

Distance

0.25km
RS = Recent sale

UN = Undisclosed Sale

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