

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

5B/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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,550

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2024

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 1C/9 WATERSIDE PLACE DOCKLANDS VIC 3008 | \$445,000 | 26-Apr-25 |
| 1912/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008 | \$430,000 | 03-Jun-25 |
| 806/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008 | \$410,000 | 24-Apr-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: 17 July 2025



1C/9 WATERSIDE PLACE DOCKLANDS VIC 3008

1 1 1

Sold Price

\$445,000

Sold Date

26-Apr-25

Distance

0km



1912/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

1 1 1

Sold Price

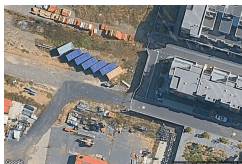
^{RS} **\$430,000**

Sold Date

03-Jun-25

Distance

0.61km



806/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

1 1 1

Sold Price

\$410,000

Sold Date

24-Apr-25

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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