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	1304/9 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	$1,000,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,000	Property type	Unit	Suburb	Docklands
Period-from	01 Jul 2025	to	30 Jun 2026	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
104/9 WATERSIDE PLACE DOCKLANDS VIC 3008	$950,000	23-Dec-25
14/9 WATERSIDE PLACE DOCKLANDS VIC 3008	$1,188,800	15-Sep-25
15/9 WATERSIDE PLACE DOCKLANDS VIC 3008	$1,150,000	05-Sep-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: 27 Dec 2025

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104/9 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 2

Sold Price **$950,000** Sold Date **23-Dec-25**

Distance **0km**



14/9 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 2

Sold Price **$1,188,800** Sold Date **15-Sep-25**

Distance **0km**



15/9 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 2

Sold Price **$1,150,000** Sold Date **05-Sep-25**

Distance **0km**

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

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