

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

3D/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

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2025

to

31 May 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

304/915-941 COLLINS STREET DOCKLANDS VIC 3008	\$430,000	16-Apr-26
2107/39 CARAVEL LANE DOCKLANDS VIC 3008	\$465,000	12-Mar-26
1405/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$430,000	09-Apr-26

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: 05 June 2026



**304/915-941 COLLINS STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$430,000** Sold Date **16-Apr-26**

Distance **0.17km**



**2107/39 CARAVEL LANE
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$465,000** Sold Date **12-Mar-26**

Distance **0.58km**



**1405/387-395 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$430,000** Sold Date **09-Apr-26**

Distance **0.68km**



**2402/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price ^{RS} **\$455,000** Sold Date **16-Apr-26**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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