

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

3E/8 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2025

to

28 Feb 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

308S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$420,000	06-Nov-25
2306/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$450,000	21-Aug-25
1F/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$430,000	11-Nov-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: 12 March 2026


**308S/889-897 COLLINS STREET
DOCKLANDS VIC 3008**
 1
  1
  -

Sold Price

\$420,000

 Sold Date **06-Nov-25**

 Distance **0.16km**

**2306/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**
 1
  1
  -

Sold Price

\$450,000

 Sold Date **21-Aug-25**

 Distance **0.61km**

**1F/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 1
  1
  1

Sold Price

\$430,000

 Sold Date **11-Nov-25**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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