

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

1004/9 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

\$850,000

&

\$910,000

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

1304/9 WATERSIDE PLACE DOCKLANDS VIC 3008	1000000	17-Feb-26
104/9 WATERSIDE PLACE DOCKLANDS VIC 3008	950000	23-Dec-25
13/9 WATERSIDE PLACE DOCKLANDS VIC 3008	1150000	24-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: 25 March 2026


**1304/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 2
  2
  2

 Sold Price ^{RS} **1000000** Sold Date **17-Feb-26**

Distance -


**104/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 2
  2
  2

 Sold Price **950000** Sold Date **23-Dec-25**

Distance -


**13/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 2
  2
  2

 Sold Price ^{RS} **1150000** Sold Date **24-Nov-25**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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