

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 400/ 18 Waterview Walk, Docklands VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Indication price range \$355,000 to \$380,000

Median sale price

Median price \$589,000 Property type Unit Suburb DOCKLANDS

Period - From 05/ 02/2025 to 05/02 /2026 Source Propertydata.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 809N/ 889 Collins Street, Docklands	\$380,000	09/12/2025
1 310/ 1 Encounter Way, Docklands	\$370,000	17/09/2025
1 211/815 Bourke Street, Docklands	\$350,000	23/12/2025

This Statement of Information was prepared on: 5th February 2026