

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

37 South Wharf Drive, Docklands Vic 3008

Indicative selling price

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

Range between \$2,150,000 & \$2,250,000

Median sale price

Median price \$1,160,000 Property Type House Suburb Docklands

Period - From 14/11/2023 to 13/11/2024 Source REIV

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 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	51 Farrell St PORT MELBOURNE 3207	\$2,180,000	09/08/2024
2	138a Thistlethwaite St SOUTH MELBOURNE 3205	\$2,200,000	25/06/2024
3	199 Albert St PORT MELBOURNE 3207	\$2,230,000	18/05/2024

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 six months.~~

This Statement of Information was prepared on:

14/11/2024 14:06

37 South Wharf Drive, Docklands Vic 3008



4 2 2

Rooms: 6
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$2,150,000 - \$2,250,000
Median House Price
14/11/2023 - 13/11/2024: \$1,160,000

Comparable Properties



51 Farrell St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$2,180,000
Method: Private Sale
Date: 09/08/2024
Property Type: House (Res)
Land Size: 139 sqm approx

138a Thistlethwaite St SOUTH MELBOURNE 3205 (VG)

Agent Comments

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Price: \$2,200,000
Method: Sale
Date: 25/06/2024
Property Type: Office (Com)
Land Size: 178 sqm approx



199 Albert St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$2,230,000
Method: Private Sale
Date: 18/05/2024
Property Type: House
Land Size: 245 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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