

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 2705/81 South Wharf Drive, Docklands Vic 3008

Indicative selling price

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

Range between \$1,580,000 & \$1,735,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Docklands

Period - From 01/10/2024 to 31/12/2024 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	3101/90 Lorimer St DOCKLANDS 3008	\$1,990,000	16/11/2024
2	1706/81 South Wharf Dr DOCKLANDS 3008	\$1,650,000	01/11/2024
3	2303/81 South Wharf Dr DOCKLANDS 3008	\$1,335,000	01/10/2024

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: 21/01/2025 14:00



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,580,000 - \$1,735,000

Median Unit Price

December quarter 2024: \$600,000

Comparable Properties



3101/90 Lorimer St DOCKLANDS 3008 (REI)

Agent Comments

3 2 2

Price: \$1,990,000

Method: Private Sale

Date: 16/11/2024

Property Type: Apartment



1706/81 South Wharf Dr DOCKLANDS 3008 (REI)

Agent Comments

4 4 3

Price: \$1,650,000

Method: Private Sale

Date: 01/11/2024

Property Type: Apartment

Land Size: 190 sqm approx



2303/81 South Wharf Dr DOCKLANDS 3008 (RE/VG)

Agent Comments

3 2 2

Price: \$1,335,000

Method: Private Sale

Date: 01/10/2024

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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