

# 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 903/103 South Wharf Drive, Docklands, VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$850,000 & \$880,000

### Median sale price

Median price \$657,750 Property Type House Suburb Docklands (3008)  
Period - From 01/02/2023 to 01/02/2024 Source REA

### Comparable property sales

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
610/915 COLLINS STREET, DOCKLANDS VIC 3008	\$880,000	16/08/2023
710/915 COLLINS STREET, DOCKLANDS VIC 3008	\$865,000	15/12/2023
2204/1 POINT PARK CRESCENT, DOCKLANDS VIC 3008	\$900,000	04/02/2023

This Statement of Information was prepared on: 06/02/2024