

## 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

1104/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Docklands

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

1004/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$820,000	12-Feb-25
2804/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$870,000	21-Mar-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: 12 May 2025

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## 1004/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

2 2 1

Sold Price

**\$820,000**

Sold Date

**12-Feb-25**

Distance

**0km**



## 2804/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

2 2 1

Sold Price

<sup>RS</sup> **\$870,000**

Sold Date

**21-Mar-25**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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