

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

2705/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

Indicative selling price

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

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2024

to

28 Feb 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

1603/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,000,000	08-Feb-25
2305/50 LORIMER STREET DOCKLANDS VIC 3008	\$980,000	19-Jan-25
2904/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$985,000	22-Nov-24

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: 28 March 2025



1603/9 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 2

Sold Price **\$1,000,000** Sold Date **08-Feb-25**

Distance **0.68km**

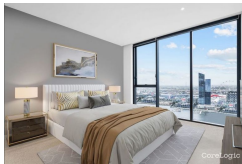


2305/50 LORIMER STREET DOCKLANDS VIC 3008

2 2 2

Sold Price ^{RS} **\$980,000** Sold Date **19-Jan-25**

Distance **1.25km**



2904/9 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 2

Sold Price **\$985,000** Sold Date **22-Nov-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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