

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

303/103 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

\$750,000

&

\$825,000

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
603/60 LORIMER STREET DOCKLANDS VIC 3008	\$790,000	17-Dec-24
1507/915 COLLINS STREET DOCKLANDS VIC 3008	\$810,000	01-Feb-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: 13 May 2025



1004/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

2 2 1

Sold Price

\$820,000

Sold Date

12-Feb-25

Distance

0km



603/60 LORIMER STREET DOCKLANDS VIC 3008

2 2 1

Sold Price

\$790,000

Sold Date

17-Dec-24

Distance

1.15km



1507/915 COLLINS STREET DOCKLANDS VIC 3008

2 2 1

Sold Price

\$810,000

Sold Date

01-Feb-25

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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