

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

603/103 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

1004/60 LORIMER STREET DOCKLANDS VIC 3008	\$800,000	18-Nov-25
401/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$800,000	26-Aug-25
1304/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$820,000	06-Nov-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: 05 December 2025



**1004/60 LORIMER STREET
DOCKLANDS VIC 3008**

2 2 -

Sold Price

^{RS}

\$800,000

Sold Date

18-Nov-25

Distance

1.15km



**401/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$800,000

Sold Date

26-Aug-25

Distance

0km



**1304/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

^{RS}

\$820,000

Sold Date

06-Nov-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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