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 (*Delete single price or range as applicable)

~~Single Price~~		or range between	$820,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$617,500	Property type	Unit	Suburb	Docklands
Period-from	01 Sep 2024	to	31 Aug 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
2104/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	$830,000	21-Mar-25
2804/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	$870,000	21-Mar-25
2302/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	$920,000	14-Aug-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: 02 September 2025

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2104/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

2 2 1

Sold Price **$830,000** Sold Date **21-Mar-25**

Distance **0km**



2804/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

2 2 1

Sold Price **$870,000** Sold Date **21-Mar-25**

Distance **0km**



2302/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

2 2 1

Sold Price RS **$920,000** Sold Date **14-Aug-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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