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	307/103 South Wharf Drive, Docklands VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $445,000 & $489,500

Median sale price

Median price $599,000 Property Type Unit Suburb Docklands

Period - From 10/08/2024 to 09/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3307E/888 Collins Street Docklands VIC 3008	$474,000	30/10/2024
504/15 Doepel Way Docklands VIC 3008	$460,000	26/11/2024
2008/81 South Wharf Drive Docklands VIC 3008	$445,000	14/11/2024

This Statement of Information was prepared on: 10/02/2025