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	61 South Wharf Drive, Docklands Vic 3008

Indicative selling price

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

Range between $1,950,000 & $2,100,000

Median sale price

Median price $1,330,000 Property Type Townhouse Suburb Docklands

Period - From 30/07/2024 to 29/07/2025 Source Property Data

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 six 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
1	37 South Wharf Dr DOCKLANDS 3008	$2,100,000	18/03/2025
2			
3			

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 six months.

This Statement of Information was prepared on: 30/07/2025 11:37

61 South Wharf Drive, Docklands Vic 3008



4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,950,000 - $2,100,000
Median Townhouse Price
30/07/2024 - 29/07/2025: $1,330,000

Comparable Properties



37 South Wharf Dr DOCKLANDS 3008 (VG)

4 - -

Price: $2,100,000
Method: Sale
Date: 18/03/2025
Property Type: House (Res)

Agent Comments

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 six months.

Account - Marshall White | P: 03 9822 9999

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