

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

2703/81 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

\$1,355,000

&

\$1,395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2025

to

31 Mar 2026

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

1203/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$1,315,000	18-Nov-25
2101/100 LORIMER STREET DOCKLANDS VIC 3008	\$1,370,000	17-Mar-26
1004/80 LORIMER STREET DOCKLANDS VIC 3008	\$1,375,000	28-Jan-26

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: 11 April 2026


**1203/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**
 3  2  -

 Sold Price **\$1,315,000** Sold Date **18-Nov-25**

 Distance **0km**

**2101/100 LORIMER STREET
DOCKLANDS VIC 3008**
 3  2  2

 Sold Price ^{RS} **\$1,370,000** Sold Date **17-Mar-26**

 Distance **0.9km**

**1004/80 LORIMER STREET
DOCKLANDS VIC 3008**
 3  2  2

 Sold Price **\$1,375,000** Sold Date **28-Jan-26**

 Distance **1.03km**
RS = Recent sale
UN = Undisclosed Sale

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