

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

2407/81 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2025

to

31 Dec 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

906/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$500,000	30-Aug-25
5B/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$450,000	01-Aug-25
2505N/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$497,500	08-Oct-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: 31 January 2026



**906/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 1
  1
  1

Sold Price

\$500,000

Sold Date **30-Aug-25**

Distance

0km



**5B/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 1
  1
  1

Sold Price

\$450,000

Sold Date **01-Aug-25**

Distance

0.68km



**2505N/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

 1
  1
  1

Sold Price

\$497,500

Sold Date **08-Oct-25**

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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