

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

2201/81 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,250

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

| | | |
|---|-------------|-----------|
| 1603/1 POINT PARK CRESCENT DOCKLANDS VIC 3008 | \$1,000,000 | 19-Jun-25 |
| 284/8 WATERSIDE PLACE DOCKLANDS VIC 3008 | \$980,000 | 11-Jun-25 |
| 407/94 RIVER ESPLANADE DOCKLANDS VIC 3008 | \$950,000 | 01-Jul-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: 15 September 2025


**1603/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**
 2  2  2

 Sold Price ^{RS} **\$1,000,000** Sold Date **19-Jun-25**

 Distance **0.68km**

**284/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 2  2  2

 Sold Price **\$980,000** Sold Date **11-Jun-25**

 Distance **0.75km**

**407/94 RIVER ESPLANADE
DOCKLANDS VIC 3008**
 2  2  4

 Sold Price **\$950,000** Sold Date **01-Jul-25**

 Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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