

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

1304/81 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

\$825,000

&

\$850,000

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

2804/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$870,000	21-Mar-25
176/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$850,000	17-May-25
2404/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$880,000	08-Aug-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: 19 September 2025



**2804/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$870,000** Sold Date **21-Mar-25**

Distance **0km**



**176/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$850,000** Sold Date **17-May-25**

Distance **0.75km**



**2404/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

2 2 1

Sold Price ^{RS} **\$880,000** Sold Date **08-Aug-25**

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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