

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

1203/81 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

\$1,250,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,888

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2024

to

30 Sep 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

2205/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$1,290,000	17-May-25
1401/100 LORIMER STREET DOCKLANDS VIC 3008	\$1,330,000	30-Apr-25
1505/70 LORIMER STREET DOCKLANDS VIC 3008	\$1,250,000	24-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: 30 October 2025


**2205/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

 3
  2
  2

Sold Price **\$1,290,000** Sold Date **17-May-25**

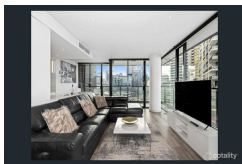
Distance **0.68km**


**1401/100 LORIMER STREET
DOCKLANDS VIC 3008**

 3
  2
  2

Sold Price **\$1,330,000** Sold Date **30-Apr-25**

Distance **0.9km**


**1505/70 LORIMER STREET
DOCKLANDS VIC 3008**

 3
  2
  2

Sold Price ^{RS} **\$1,250,000** Sold Date **24-Oct-25**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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