

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

405/81 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

\$855,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2025

to

31 May 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

1501/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$875,000	21-Apr-26
2201/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$900,000	10-Mar-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: 24 June 2026

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**1501/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$875,000** Sold Date **21-Apr-26**

Distance **0km**



**2201/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  2  2

Sold Price **\$900,000** Sold Date **10-Mar-26**

Distance **0km**

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

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