

## 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](http://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

\$584,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2025

to

31 Mar 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

2201/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$900,000	10-Mar-26
2304/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$860,000	30-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: 22 April 2026



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

2 2 2

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date **10-Mar-26**

Distance **0km**



**2304/103 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**

2 2 1

Sold Price

**\$860,000**

Sold Date **30-Oct-25**

Distance **0km**

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

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