

## 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

404/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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

1101/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$1,240,000	12-Nov-24
2701/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$1,282,000	08-Nov-24
3807E/888 COLLINS STREET DOCKLANDS VIC 3008	\$1,050,000	30-Sep-24

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: 14 November 2024



**1101/103 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**

3 2 -

Sold Price <sup>RS</sup> **\$1,240,000** Sold Date **12-Nov-24**

Distance **0km**

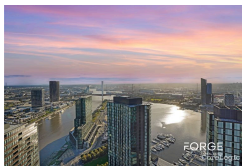


**2701/103 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**

3 2 2

Sold Price <sup>RS</sup> **\$1,282,000** Sold Date **08-Nov-24**

Distance **0km**



**3807E/888 COLLINS STREET  
DOCKLANDS VIC 3008**

3 2 2

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **30-Sep-24**

Distance **0.7km**

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

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