

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

2303/103 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

\$799,000

&

\$839,000

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

1304/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$820,000	06-Nov-25
1103/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$808,000	08-Jan-26
2102/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$845,000	16-Feb-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: 08 April 2026

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**1304/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$820,000** Sold Date **06-Nov-25**

Distance **0km**



**1103/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$808,000** Sold Date **08-Jan-26**

Distance **0km**



**2102/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

 2  2  1

Sold Price ^{RS} **\$845,000** Sold Date **16-Feb-26**

Distance **0.68km**

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

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