

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

1701/81 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

\$880,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2025

to

30 Apr 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
2704/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$920,000	20-Jan-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: 23 May 2026

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

 2  2  2

Sold Price

^{RS} **\$875,000**

Sold Date

21-Apr-26

Distance

0km



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

 2  2  2

Sold Price

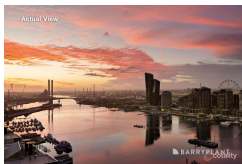
\$900,000

Sold Date

10-Mar-26

Distance

0km



**2704/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 2  2  2

Sold Price

\$920,000

Sold Date

20-Jan-26

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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