

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

4204/103 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

\$690,000

&

\$750,000

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

1508/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$720,000	07-Dec-25
3704/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$740,000	16-Mar-26
602/60 LORIMER STREET DOCKLANDS VIC 3008	\$710,000	25-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: 19 May 2026



**1508/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$720,000** Sold Date **07-Dec-25**

Distance **0km**



**3704/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$740,000** Sold Date **16-Mar-26**

Distance **0km**



**602/60 LORIMER STREET
DOCKLANDS VIC 3008**

 2  1  1

Sold Price **\$710,000** Sold Date **25-Feb-26**

Distance **1.15km**

RS = Recent sale UN = Undisclosed Sale

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