

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

313/103 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2025

to

31 May 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

2208E/888 COLLINS STREET DOCKLANDS VIC 3008	\$475,000	29-Mar-26
106/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$480,000	29-Apr-26
2402/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$455,000	16-Apr-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: 24 June 2026

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**2208E/888 COLLINS STREET
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$475,000** Sold Date **29-Mar-26**

Distance **0.72km**



**106/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$480,000** Sold Date **29-Apr-26**

Distance **1.43km**



**2402/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 1  1  1

Sold Price ^{RS} **\$455,000** Sold Date **16-Apr-26**

Distance **1.77km**

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

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