

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

501/103 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

\$799,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2025

to

28 Feb 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

1309/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$820,000	19-Dec-25
1104/320 PLUMMER STREET PORT MELBOURNE VIC 3207	\$802,000	21-Nov-25
908/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$841,000	21-Oct-25

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 March 2026

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**1309/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

 3  2  2

Sold Price **\$820,000** Sold Date **19-Dec-25**

Distance **1.64km**



**1104/320 PLUMMER STREET PORT
MELBOURNE VIC 3207**

 3  2  1

Sold Price **\$802,000** Sold Date **21-Nov-25**

Distance **1.87km**



**908/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 3  2  -

Sold Price **\$841,000** Sold Date **21-Oct-25**

Distance **1.2km**

RS = Recent sale UN = Undisclosed Sale

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