

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$760,000

### 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

1508/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$720,000	07-Dec-25
5210/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$760,000	27-Oct-25
11/1 FLAGSTAFF LANE WEST MELBOURNE VIC 3003	\$741,000	09-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: 20 April 2026


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

2 1 1

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

 Distance **0km**

**5210/633 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

2 1 -

 Sold Price **\$760,000** Sold Date **27-Oct-25**

 Distance **1.85km**

**11/1 FLAGSTAFF LANE WEST  
MELBOURNE VIC 3003**

2 1 1

 Sold Price **\$741,000** Sold Date **09-Feb-26**

 Distance **2.05km**

RS = Recent sale      UN = Undisclosed Sale

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