

## 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

401/103 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2024

to

31 Jul 2025

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 2804/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008 | \$870,000 | 21-Mar-25 |
| 1004/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008 | \$820,000 | 12-Feb-25 |
| 2104/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008 | \$830,000 | 21-Mar-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: 09 August 2025


**2804/103 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**
 2   
  2   
  1

Sold Price

**\$870,000**

Sold Date

**21-Mar-25**

Distance

**0km**

**1004/103 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**
 2   
  2   
  1

Sold Price

**\$820,000**

Sold Date

**12-Feb-25**

Distance

**0km**

**2104/103 SOUTH WHARF DRIVE  
DOCKLANDS VIC 3008**
 2   
  2   
  1

Sold Price

**\$830,000**

Sold Date

**21-Mar-25**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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