

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

410/81 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

\$655,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,550

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2024

to

30 Jun 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

7408/138 SPENCER STREET MELBOURNE VIC 3000	704800	14-May-25
7402/138 SPENCER STREET MELBOURNE VIC 3000	710000	07-Feb-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: 27 July 2025

**7408/138 SPENCER STREET
 MELBOURNE VIC 3000**

Sold Price

704800 Sold Date **14-May-25**

 1  1  -

Distance **1.8km**



**7402/138 SPENCER STREET
 MELBOURNE VIC 3000**

Sold Price

710000 Sold Date **07-Feb-25**

 1  1  -

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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