

## 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

511/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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

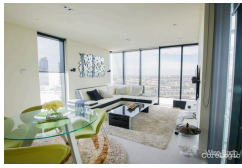
Date of sale

201/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$640,000	12-Jul-24
101/2 GLENTI PLACE DOCKLANDS VIC 3008	\$644,999	05-Jul-24
5604/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$595,100	14-Jun-24

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: 11 November 2024



**201/8 WATERSIDE PLACE  
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$640,000** Sold Date **12-Jul-24**

Distance **0.56km**



**101/2 GLENTI PLACE DOCKLANDS  
VIC 3008**

1 1 1

Sold Price **\$644,999** Sold Date **05-Jul-24**

Distance **0.82km**



**5604/639 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

1 2 1

Sold Price **\$595,100** Sold Date **14-Jun-24**

Distance **1.66km**

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

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