

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

701/103 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

or range
between

\$920,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,100

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2024

to

30 Jun 2025

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

2705/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$930,000	05-Jun-25
3205/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$906,500	01-May-25
904/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$908,000	19-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: 04 July 2025



**2705/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$930,000

Sold Date

05-Jun-25

Distance

0km



**3205/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

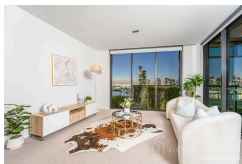
\$906,500

Sold Date

01-May-25

Distance

0km



**904/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

2 2 2

Sold Price

\$908,000

Sold Date

19-Mar-25

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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