

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

405/81 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

\$910,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,100

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2024

to

31 May 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

3205/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$906,500	01-May-25
1404/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$953,000	06-Feb-25
1603/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$1,000,000	19-Jun-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: 24 June 2025



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

 2  2  1

Sold Price

\$906,500

Sold Date

01-May-25

Distance

0km



**1404/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 2  2  2

Sold Price

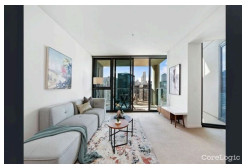
\$953,000

Sold Date

06-Feb-25

Distance

0.68km



**1603/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

 2  2  -

Sold Price

^{RS}**\$1,000,000**

Sold Date

19-Jun-25

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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