

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

3602/103 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

\$1,950,000

&

\$2,000,000

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

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

2301/90 LORIMER STREET DOCKLANDS VIC 3008	\$1,950,000	17-Feb-25
2801/70 LORIMER STREET DOCKLANDS VIC 3008	\$2,100,000	14-Feb-25
1002/15 QUEENS ROAD MELBOURNE VIC 3004	\$2,000,000	12-Apr-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: 10 July 2025



**2301/90 LORIMER STREET
DOCKLANDS VIC 3008**

3 2 -

Sold Price

\$1,950,000

Sold Date

17-Feb-25

Distance

0.9km



**2801/70 LORIMER STREET
DOCKLANDS VIC 3008**

4 2 3

Sold Price

\$2,100,000

Sold Date

14-Feb-25

Distance

1.15km



**1002/15 QUEENS ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price

\$2,000,000

Sold Date

12-Apr-25

Distance

4.09km

RS = Recent sale

UN = Undisclosed Sale

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