

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

2901/103 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

\$1,390,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2025

to

31 Jan 2026

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

2102/39 CARAVEL LANE DOCKLANDS VIC 3008	\$1,400,000	15-Sep-25
195/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,380,000	26-Aug-25
2401/280 SPENCER STREET MELBOURNE VIC 3000	\$1,526,000	28-Nov-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.~~

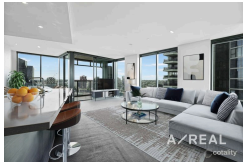
This Statement of Information was prepared on: 19 February 2026


**2102/39 CARAVEL LANE
DOCKLANDS VIC 3008**

 3
  2
  3

Sold Price **\$1,400,000** Sold Date **15-Sep-25**

Distance **0.95km**


**195/8 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 3
  2
  2

Sold Price **\$1,380,000** Sold Date **26-Aug-25**

Distance **0.75km**


**2401/280 SPENCER STREET
MELBOURNE VIC 3000**

 3
  2
  4

Sold Price **\$1,526,000** Sold Date **28-Nov-25**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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