

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

308/103 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2025

to

30 Jun 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

2507/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$490,000	12-Jul-26
403/915-941 COLLINS STREET DOCKLANDS VIC 3008	\$430,000	28-Apr-26
3D/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$435,000	25-Jun-26

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: 22 July 2026

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**2507/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 1
  1
  -

Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **12-Jul-26**

Distance **0km**



**403/915-941 COLLINS STREET
DOCKLANDS VIC 3008**

 1
  1
  1

Sold Price **\$430,000** Sold Date **28-Apr-26**

Distance **0.5km**



**3D/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**

 1
  1
  1

Sold Price ^{RS} **\$435,000** Sold Date **25-Jun-26**

Distance **0.68km**

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

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