

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

2507/103 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

\$560,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2025

to

31 Mar 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

2207/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$552,500	17-Feb-26
2607/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$560,000	05-Nov-25
3007/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$575,000	17-Oct-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: 15 April 2026



**2207/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

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Sold Price

^{RS} **\$552,500**

Sold Date **17-Feb-26**

Distance **0km**



**2607/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

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Sold Price

\$560,000

Sold Date **05-Nov-25**

Distance **0km**



**3007/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

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Sold Price

\$575,000

Sold Date **17-Oct-25**

Distance **0km**

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

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