

# 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 4001/103 South Wharf Drive, Docklands Vic 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,700,000

### Median sale price

Median price \$583,000 Property Type Unit Suburb Docklands

Period - From 01/10/2025 to 31/12/2025 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

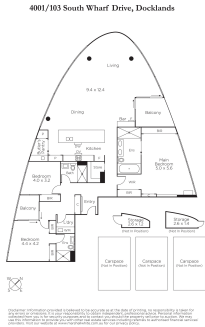
~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	3502/90 Lorimer St DOCKLANDS 3008	\$2,540,000	14/01/2026
2			
3			

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 six months.

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median Unit Price

December quarter 2025: \$583,000

## Comparable Properties



3502/90 Lorimer St DOCKLANDS 3008 (REI)

Agent Comments



Price: \$2,540,000

Method: Private Sale

Date: 14/01/2026

Property Type: Apartment

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 six months.

