

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

1501/81 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

\$890,000

&

\$940,000

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

104/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$950,000	23-Dec-25
2203/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$955,000	19-Jan-26
1005/50 LORIMER STREET DOCKLANDS VIC 3008	\$930,000	18-Sep-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: 27 February 2026


**104/9 WATERSIDE PLACE
DOCKLANDS VIC 3008**
 2
  2
  2

 Sold Price **\$950,000** Sold Date **23-Dec-25**

 Distance **0.68km**

**2203/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**
 2
  2
  2

 Sold Price **\$955,000** Sold Date **19-Jan-26**

 Distance **0.68km**

**1005/50 LORIMER STREET
DOCKLANDS VIC 3008**
 2
  2
  1

 Sold Price **\$930,000** Sold Date **18-Sep-25**

 Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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