

# 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 302/81 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)

Single price \$995,000

### Median sale price

Median price \$580,000

Property Type Unit

Suburb Docklands

Period - From 01/04/2025

to 31/03/2026

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	2604/70 Lorimer St DOCKLANDS 3008	\$1,020,000	06/03/2026
2	1304/9 Waterside PI DOCKLANDS 3008	\$1,000,000	17/02/2026
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.~~

This Statement of Information was prepared on:

15/06/2026 14:06



 2    2    1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$995,000

**Median Unit Price**

Year ending March 2026: \$580,000

## Comparable Properties



**2604/70 Lorimer St DOCKLANDS 3008 (REI/VG)**

Agent Comments

 2    2    2

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 06/03/2026

**Property Type:** Apartment



**1304/9 Waterside PI DOCKLANDS 3008 (REI/VG)**

Agent Comments

 2    2    2

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 17/02/2026

**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.

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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