

## 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

410/81 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

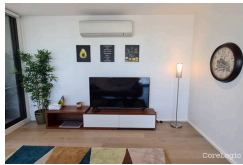
Date of sale

889-897 COLLINS STREET DOCKLANDS VIC 3008	\$700,000	17-Apr-25
6505/138 SPENCER STREET MELBOURNE VIC 3000	\$680,000	10-Jan-25
7402/138 SPENCER STREET MELBOURNE VIC 3000	\$710,000	07-Feb-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: 05 June 2025



**889-897 COLLINS STREET  
DOCKLANDS VIC 3008**

1 1 -

Sold Price

**\$700,000**

Sold Date

**17-Apr-25**

Distance

**0.7km**



**6505/138 SPENCER STREET  
MELBOURNE VIC 3000**

1 - -

Sold Price

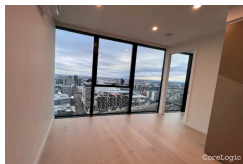
**\$680,000**

Sold Date

**10-Jan-25**

Distance

**1.8km**



**7402/138 SPENCER STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$710,000**

Sold Date

**07-Feb-25**

Distance

**1.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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