

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

2012/8 PEARL RIVER ROAD 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2024

to

31 Mar 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

1314/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$385,000	19-Feb-25
1010/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$375,000	30-Jan-25
1810/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$380,000	20-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: 28 April 2025



**1314/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$385,000

Sold Date

19-Feb-25

Distance

0km



**1010/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$375,000

Sold Date

30-Jan-25

Distance

0.15km



**1810/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$380,000

Sold Date

20-Feb-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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