

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

2207/8 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,100

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

507/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$413,000	19-Mar-25
1511/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$410,000	26-Mar-25
1C/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$445,000	27-Apr-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: 24 June 2025



507/8 PEARL RIVER ROAD DOCKLANDS VIC 3008

1 1 1

Sold Price

\$413,000

Sold Date

19-Mar-25

Distance

0km



1511/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

1 1 1

Sold Price

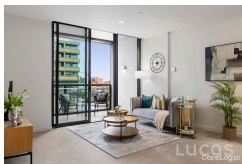
\$410,000

Sold Date

26-Mar-25

Distance

0.15km



1C/9 WATERSIDE PLACE DOCKLANDS VIC 3008

1 1 1

Sold Price

^{RS} **\$445,000**

Sold Date

27-Apr-25

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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