

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

609/8 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,550

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2024

to

30 Jun 2025

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

1401/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$441,000	04-Mar-25
1402S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$380,000	27-Jun-25
2202N/883 COLLINS STREET DOCKLANDS VIC 3008	\$408,000	26-Jun-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: 22 July 2025



**1401/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$441,000

Sold Date **04-Mar-25**

Distance

0km



**1402S/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

1 1 -

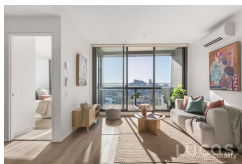
Sold Price

^{RS} **\$380,000**

Sold Date **27-Jun-25**

Distance

0.73km



**2202N/883 COLLINS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS} **\$408,000**

Sold Date **26-Jun-25**

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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