

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

603/8 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,550

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2024

to

31 Jul 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

1408/20 RAKAIA WAY DOCKLANDS VIC 3008	\$610,000	12-Jun-25
319/15 DOEPEL WAY DOCKLANDS VIC 3008	\$605,000	19-Jun-25
15 DOEPEL WAY DOCKLANDS VIC 3008	\$695,000	25-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: 04 August 2025



1408/20 RAKAIA WAY DOCKLANDS VIC 3008

2 1 1

Sold Price

RS

\$610,000

Sold Date

12-Jun-25

Distance

0.28km



319/15 DOEPEL WAY DOCKLANDS VIC 3008

2 1 1

Sold Price

\$605,000

Sold Date

19-Jun-25

Distance

0.15km



15 DOEPEL WAY DOCKLANDS VIC 3008

2 1 1

Sold Price

\$695,000

Sold Date

25-Jun-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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