

## 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

507/8 PEARL RIVER ROAD 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

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2023

to

31 Oct 2024

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

1214/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$450,000	02-Jul-24
1301/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$431,500	17-Jun-24
2710/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$385,000	26-Jul-24

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: 20 November 2024



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**1214/8 PEARL RIVER ROAD  
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$450,000** Sold Date **02-Jul-24**

Distance **0.03km**



**1301/8 PEARL RIVER ROAD  
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$431,500** Sold Date **17-Jun-24**

Distance **0.03km**



**2710/8 PEARL RIVER ROAD  
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$385,000** Sold Date **26-Jul-24**

Distance **0.03km**

RS = Recent sale      UN = Undisclosed Sale

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