

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

1809/8 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

\$330,000

&

\$344,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2024

to

31 Jan 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

410/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$335,000	23-Dec-24
2509/38 ROSE LANE MELBOURNE VIC 3000	\$343,000	02-Oct-24
301/162-174 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$340,000	25-Nov-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: 26 February 2025



**410/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$335,000** Sold Date **23-Dec-24**

Distance **0.47km**



**2509/38 ROSE LANE MELBOURNE
VIC 3000**

1 1 -

Sold Price **\$343,000** Sold Date **02-Oct-24**

Distance **1.41km**



**301/162-174 ROSSLYN STREET
WEST MELBOURNE VIC 3003**

1 1 -

Sold Price **\$340,000** Sold Date **25-Nov-24**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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