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

1203/8 Pearl River Road, Docklands Vic 3008

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$625,000		&		\$650,000)		
Median sale pi	rice							
Median price	\$609,944	Pro	operty Type	Unit			Suburb	Docklands
Period - From	01/07/2024	to	30/06/2025		So	urce	REIV	

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 six 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
1	413/8 Pearl River Rd DOCKLANDS 3008	\$660,000	11/06/2025
2	903/8 Pearl River Rd DOCKLANDS 3008	\$613,800	19/05/2025
3	3403/8 Pearl River Rd DOCKLANDS 3008	\$700,000	10/02/2025

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 six months.

This Statement of Information was prepared on:

28/07/2025 11:49









Property Type: Apartment Agent Comments

Indicative Selling Price \$625,000 - \$650,000 Median Unit Price Year ending June 2025: \$609,944

Comparable Properties

413/8 Pearl River Rd DOCKLANDS 3008 (REI/VG) 2 2 2 1 Price: \$660,000 Method: Private Sale Price: 11/00/0005	Agent Comments		
Date: 11/06/2025 Property Type: Apartment			
903/8 Pearl River Rd DOCKLANDS 3008 (REI/VG) 2 1 2 1 1 Price: \$613,800 Method: Private Sale Date: 19/05/2025 Property Type: Apartment	Agent Comments		
3403/8 Pearl River Rd DOCKLANDS 3008 (REI/VG) 2 2 3 1	Agent Comments		
Price: \$700,000 Method: Private Sale Date: 10/02/2025 Property Type: Apartment			

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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