

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

1506/8 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,888

Property type

Unit

Suburb

Docklands

Period-from

01 Nov 2024

to

31 Oct 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

507/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$427,500	01-Jul-25
501/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$420,000	15-May-25
1408S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$415,000	16-Aug-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 November 2025



New Aumeca Group

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**507/3 AQUITANIA WAY
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$427,500

Sold Date

01-Jul-25

Distance

0.34km



**501/3 AQUITANIA WAY
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$420,000

Sold Date

15-May-25

Distance

0.34km



**1408S/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$415,000

Sold Date

16-Aug-25

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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