

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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2025

to

31 Mar 2026

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

601/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$380,000	23-Sep-25
904/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$370,000	10-Dec-25
1314/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$385,000	19-Feb-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: 14 April 2026



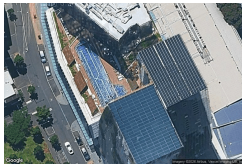
New Aumeca Group

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**601/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$380,000** Sold Date **23-Sep-25**

Distance **0km**



**904/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price ^{RS} **\$370,000** Sold Date **10-Dec-25**

Distance **0km**



**1314/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$385,000** Sold Date **19-Feb-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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