

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

1509/8 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

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2024

to

31 Dec 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

410/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008

\$335,000

22-Dec-24

1104/8 PEARL RIVER ROAD DOCKLANDS VIC 3008

\$350,000

29-Oct-24

608/8 PEARL RIVER ROAD DOCKLANDS VIC 3008

\$343,000

18-Oct-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: 13 January 2025



410/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008

1 1 -

Sold Price

RS

\$335,000

Sold Date

22-Dec-24

Distance

0.46km



1104/8 PEARL RIVER ROAD DOCKLANDS VIC 3008

1 1 -

Sold Price

\$350,000

Sold Date

29-Oct-24

Distance

0.03km



608/8 PEARL RIVER ROAD DOCKLANDS VIC 3008

1 1 -

Sold Price

\$343,000

Sold Date

18-Oct-24

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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