

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

201/16 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

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

705/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$360,000	04-Nov-25
601/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$380,000	23-Sep-25
609/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$395,000	29-Jul-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: 25 November 2025


**705/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

 1
  1
  -

Sold Price

^{RS}
\$360,000

Sold Date **04-Nov-25**

Distance

0km

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

 1
  1
  -

Sold Price

\$380,000

Sold Date **23-Sep-25**

Distance

0km

**609/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

 1
  1
  -

Sold Price

\$395,000

Sold Date **29-Jul-25**

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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