

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

2604/8 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,888

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2024

to

30 Sep 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

3108/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$670,888	30-Oct-24
2404/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$700,000	10-Apr-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: 16 October 2025



**3108/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$670,888** Sold Date **30-Oct-24**

Distance **0km**



**2404/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$700,000** Sold Date **10-Apr-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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