

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

3209/8 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

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2024

to

31 Jul 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

403/25 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$1,110,000	19-Jun-25
4909/560 LONSDALE STREET MELBOURNE VIC 3000	\$1,135,000	02-May-25
2004/464-466 COLLINS STREET MELBOURNE VIC 3000	\$1,070,000	31-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 August 2025



**403/25 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

3 2 1

Sold Price

\$1,110,000

Sold Date

19-Jun-25

Distance

1.07km



**4909/560 LONSDALE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price

\$1,135,000

Sold Date

02-May-25

Distance

1.54km



**2004/464-466 COLLINS STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price

^{RS} **\$1,070,000**

Sold Date

31-Jul-25

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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