

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 904/8 Pearl River Road, Docklands, VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$350,000

&

\$370,000

Median sale price

Median price

\$410,000

Property Type

Apartment

Suburb

Docklands (3008)

Period - From

01/09/2024

to

31/08/2025

Source

REA

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
L2 202N/883 COLLINS STREET, DOCKLANDS VIC 3008	\$355,000	01/07/2025
705/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$360,000	04/11/2025
L3 310/65 DUDLEY STREET, WEST MELBOURNE VIC 3003	\$350,000	10/06/2025

This Statement of Information was prepared on: 01/12/2025