## **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	904/8 Pearl River Road, Docklands, VIC 3008
postcode	

#### Indicative selling price

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

Price Range \$360	,000,	&	\$380,000
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#### Median sale price

Median price	\$410,000		Property Typ	e Apart	ment	Suburb	Docklands (3008)
Period - From	01/09/2024	to	31/08/2025	Source	REA		

#### **Comparable property sales**

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
601/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$380,000	23/09/2025
705/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$360,000	04/11/2025
2012/8 PEARL RIVER ROAD, DOCKLANDS VIC 3008	\$380,000	02/06/2025

This Statement of Information was prepared on: 26/11/2025	This Statement of Information was prepared on:	26/11/2025
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