

## 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

911/8 MARMION PLACE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$407,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

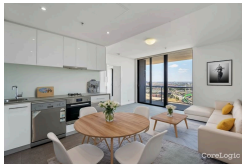
Date of sale

1713/8 MARMION PLACE DOCKLANDS VIC 3008	\$390,000	14-Dec-24
607/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$390,000	05-Dec-24
211/21 SAINT MANGOS LANE DOCKLANDS VIC 3008	\$395,000	22-Nov-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: 01 May 2025



**1713/8 MARMION PLACE  
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$390,000** Sold Date **14-Dec-24**

Distance **0km**



**607/241 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

1 1 1

Sold Price

Sold Date **05-Dec-24**

Distance **0.06km**



**211/21 SAINT MANGOS LANE  
DOCKLANDS VIC 3008**

1 1 1

Sold Price

**\$395,000** Sold Date **22-Nov-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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