

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

1203/8 Pearl River Road, Docklands Vic 3008

Indicative selling price

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

Range between \$625,000 & \$650,000

Median sale price

Median price \$609,944

Property Type Unit

Suburb Docklands

Period - From 01/07/2024

to 30/06/2025

Source REIV

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 six 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
1	413/8 Pearl River Rd DOCKLANDS 3008	\$660,000	11/06/2025
2	903/8 Pearl River Rd DOCKLANDS 3008	\$613,800	19/05/2025
3	3403/8 Pearl River Rd DOCKLANDS 3008	\$700,000	10/02/2025

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 six months.~~

This Statement of Information was prepared on:

28/07/2025 11:49



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$625,000 - \$650,000
Median Unit Price
Year ending June 2025: \$609,944

Comparable Properties

413/8 Pearl River Rd DOCKLANDS 3008 (REI/VG)

Agent Comments

2 2 1

Price: \$660,000
Method: Private Sale
Date: 11/06/2025
Property Type: Apartment



903/8 Pearl River Rd DOCKLANDS 3008 (REI/VG)

Agent Comments

2 1 1

Price: \$613,800
Method: Private Sale
Date: 19/05/2025
Property Type: Apartment

3403/8 Pearl River Rd DOCKLANDS 3008 (REI/VG)

Agent Comments

2 2 1

Price: \$700,000
Method: Private Sale
Date: 10/02/2025
Property Type: Apartment