

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

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,750

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

4702/138 SPENCER STREET MELBOURNE VIC 3000	\$1,350,000	21-Mar-25
7/234 RODEN STREET WEST MELBOURNE VIC 3003	\$1,200,000	20-Feb-25
4608/560 LONSDALE STREET MELBOURNE VIC 3000	\$1,251,168	09-Dec-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: 21 May 2025



**4702/138 SPENCER STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$1,350,000** Sold Date **21-Mar-25**

Distance **1.39km**



**7/234 RODEN STREET WEST
MELBOURNE VIC 3003**

3 3 1

Sold Price **\$1,200,000** Sold Date **20-Feb-25**

Distance **0.85km**



**4608/560 LONSDALE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$1,251,168** Sold Date **09-Dec-24**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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