

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

1411/8 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

1405/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$430,000	09-Apr-26
2011/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$380,000	17-Apr-26

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: 20 May 2026



**1405/387-395 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

Sold Price

^{RS}

\$430,000

Sold Date

09-Apr-26



1



1



1

Distance

0.28km



**2011/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

Sold Price

^{RS}

\$380,000

Sold Date

17-Apr-26



1



1



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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