

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

1601/8 MARMION PLACE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Docklands

Period-from

01 Aug 2025

to

31 Jul 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

207/30 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$695,000	28-Jul-26
906/20 RAKAIA WAY DOCKLANDS VIC 3008	\$690,000	04-Jun-26
1014/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$655,000	23-Jun-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: 07 August 2026



**207/30 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

^{RS}

\$695,000

Sold Date

28-Jul-26

Distance

0.11km



**906/20 RAKAIA WAY
DOCKLANDS VIC 3008**

2 2 2

Sold Price

\$690,000

Sold Date

04-Jun-26

Distance

0.15km



**1014/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

^{RS}

\$655,000

Sold Date

23-Jun-26

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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