

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

2211/8 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

\$570,000

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2025

to

31 Aug 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

1311/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$390,000	29-Jul-26
1608/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$420,000	12-Aug-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: 04 September 2026



**1311/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$390,000** Sold Date **29-Jul-26**

Distance **0km**



**1608/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

 1  1  1

Sold Price ^{RS} **\$420,000** Sold Date **12-Aug-26**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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