

## 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

2803/8 PEARL RIVER ROAD DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2025

to

31 Jan 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 2802/8 PEARL RIVER ROAD DOCKLANDS VIC 3008 | \$700,000 | 11-Dec-25 |
| 1401/18 WATERVIEW WALK DOCKLANDS VIC 3008  | \$715,000 | 21-Jan-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: 24 February 2026



## 2802/8 PEARL RIVER ROAD DOCKLANDS VIC 3008

2 2 1

Sold Price **\$700,000** Sold Date **11-Dec-25**

Distance **0km**



## 1401/18 WATERVIEW WALK DOCKLANDS VIC 3008

2 2 1

Sold Price <sup>RS</sup> **\$715,000** Sold Date **21-Jan-26**

Distance **0.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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