

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

510/8 Marmion Place, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$400,000

&

\$439,000

Median sale price

Median price

\$572,500

Property Type

Unit

Suburb

Docklands

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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 six 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
1	1209/270 King St MELBOURNE 3000	\$450,000	30/07/2026
2	615/112 Abeckett St MELBOURNE 3000	\$415,000	13/06/2026
3	2010/155 Franklin St MELBOURNE 3000	\$435,000	12/05/2026

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 six months.~~

This Statement of Information was prepared on:

03/09/2026 11:13



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Property Type: Apartment

Agent Comments

Zanny Wang
zannywang@jelliscraig.com.au
0404 128 868

Indicative Selling Price
\$400,000 - \$439,000 **Median**
Unit Price
June quarter 2026: \$572,500

Comparable Properties



1209/270 King St MELBOURNE 3000 (REI)

Agent Comments

 2  1  1

Price: \$450,000
Method: Private Sale
Date: 30/07/2026
Property Type: Apartment

615/112 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  1  1

Price: \$415,000
Method: Private Sale
Date: 13/06/2026
Property Type: Apartment



2010/155 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  1  1

Price: \$435,000
Method: Private Sale
Date: 12/05/2026
Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511