

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 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2025

to

31 May 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

605/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

\$365,000

17-Feb-26

1401/15 DOEPEL WAY DOCKLANDS VIC 3008

\$378,000

24-Feb-26

502/3 AQUITANIA WAY DOCKLANDS VIC 3008

\$380,000

15-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: 30 June 2026



605/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008

1 1 -

Sold Price **\$365,000** Sold Date **17-Feb-26**

Distance **0.15km**



1401/15 DOEPEL WAY DOCKLANDS VIC 3008

1 1 -

Sold Price **\$378,000** Sold Date **24-Feb-26**

Distance **0.15km**



502/3 AQUITANIA WAY DOCKLANDS VIC 3008

1 1 -

Sold Price ^{RS} **\$380,000** Sold Date **15-Jun-26**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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