

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

3404/8 PEARL RIVER ROAD, DOCKLANDS, VIC 3008

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$690,000

&amp;

\$750,000

## Median sale price

Median price

\$584,000

Property Type

Unit

Suburb

DOCKLANDS

Period - From

01 May 2025

to

30 Apr 2026

Source

Cotality

## Comparable property sales

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

2802/8 PEARL RIVER ROAD DOCKLANDS VIC 3008

\$700,000

11-Dec-25

215/9 THE ARCADE DOCKLANDS VIC 3008

\$700,000

22-Jan-26

15 CARAVEL LANE DOCKLANDS VIC 3008

\$705,000

08-Mar-26

This Statement of Information was prepared on: 6/05/2026