

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

1710/421 DOCKLANDS DRIVE 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

\$360,000

&

\$395,000

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

304/421 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$350,000	04-Jan-26
904/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$370,000	10-Dec-25
2214/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$400,000	22-Dec-25

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



**304/421 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$350,000** Sold Date **04-Jan-26**

Distance **0km**



**904/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

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Sold Price ^{RS} **\$370,000** Sold Date **10-Dec-25**

Distance **0.15km**



**2214/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$400,000** Sold Date **22-Dec-25**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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