

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

606/8 MARMION PLACE 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Docklands

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

1909/8 MARMION PLACE DOCKLANDS VIC 3008	\$527,000	08-May-25
1106/8 MARMION PLACE DOCKLANDS VIC 3008	\$530,000	17-Feb-25
1209/8 MARMION PLACE DOCKLANDS VIC 3008	\$540,000	18-Feb-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: 10 June 2025



1909/8 MARMION PLACE DOCKLANDS VIC 3008

2 1 1

Sold Price

^{RS}

\$527,000

Sold Date

08-May-25

Distance

0km



1106/8 MARMION PLACE DOCKLANDS VIC 3008

2 1 1

Sold Price

\$530,000

Sold Date

17-Feb-25

Distance

0km



1209/8 MARMION PLACE DOCKLANDS VIC 3008

2 1 1

Sold Price

\$540,000

Sold Date

18-Feb-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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