

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

1709/8 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2024

to

30 Nov 2025

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

1004/8 MARMION PLACE DOCKLANDS VIC 3008	\$565,000	25-Nov-25
1609/8 MARMION PLACE DOCKLANDS VIC 3008	\$560,000	18-Aug-25
506/18 WATERVIEW WALK DOCKLANDS VIC 3008	\$580,000	25-Oct-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: 16 December 2025



**1004/8 MARMION PLACE
DOCKLANDS VIC 3008**

2 1 1

Sold Price

^{RS}

\$565,000

Sold Date

25-Nov-25

Distance

0km



**1609/8 MARMION PLACE
DOCKLANDS VIC 3008**

2 1 1

Sold Price

\$560,000

Sold Date

18-Aug-25

Distance

0km



**506/18 WATERVIEW WALK
DOCKLANDS VIC 3008**

2 1 1

Sold Price

\$580,000

Sold Date

25-Oct-25

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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