

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

809/8 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

\$510,000

&

\$550,000

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

1004/8 MARMION PLACE DOCKLANDS VIC 3008	\$565,000	25-Nov-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: 17 February 2026


**1004/8 MARMION PLACE
DOCKLANDS VIC 3008**
 2
  1
  1

 Sold Price **\$565,000** Sold Date **25-Nov-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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