

## 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

25 WOODRUFF AVENUE MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$473,049

Property type

House

Suburb

Maribyrnong

Period-from

01 Jan 2024

to

31 Dec 2024

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

6 CLYDE STREET MARIBYRNONG VIC 3032	\$1,100,000	18-Sep-24
33 VILLAGE WAY MARIBYRNONG VIC 3032	\$1,088,000	15-Oct-24
2 MERLYN STREET MARIBYRNONG VIC 3032	\$1,100,000	12-Nov-24

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: 23 January 2025



**6 CLYDE STREET MARIBYRNONG  
VIC 3032**

3 1 1

Sold Price

**\$1,100,000**

Sold Date

**18-Sep-24**

Distance

**2.08km**



**33 VILLAGE WAY MARIBYRNONG  
VIC 3032**

3 3 2

Sold Price

**\$1,088,000**

Sold Date

**15-Oct-24**

Distance

**2.64km**



**2 MERLYN STREET MARIBYRNONG  
VIC 3032**

3 1 1

Sold Price

**\$1,100,000**

Sold Date

**12-Nov-24**

Distance

**1.35km**

RS = Recent sale

UN = Undisclosed Sale

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