

## 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

2/49 MIDDLE ROAD 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

\$1,250,000

&

\$1,375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2024

to

31 Mar 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

4 WARRS ROAD MARIBYRNONG VIC 3032	\$1,230,000	15-Mar-25
14 DUFFY STREET MARIBYRNONG VIC 3032	\$1,351,000	28-Oct-24
317 MARIBYRNONG ROAD ASCOT VALE VIC 3032	\$1,250,000	03-Mar-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: 05 April 2025



**4 WARRS ROAD MARIBYRNONG  
VIC 3032**

3 1 3

Sold Price <sup>RS</sup> **\$1,230,000** Sold Date **15-Mar-25**

Distance **0.33km**



**14 DUFFY STREET MARIBYRNONG  
VIC 3032**

4 2 4

Sold Price **\$1,351,000** Sold Date **28-Oct-24**

Distance **0.59km**



**317 MARIBYRNONG ROAD ASCOT  
VALE VIC 3032**

3 2 2

Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **03-Mar-25**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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