Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

19/3-5 Grandview Avenue, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$558,000

Median sale price

Median price	\$670,000	Pro	pperty Type To	wnhouse	9	Suburb	Maribyrnong
Period - From	10/02/2024	to	09/02/2025	Sou	ırce F	Property	/ Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	11 Parade Sq MARIBYRNONG 3032	\$575,000	06/12/2024
2	308/54 La Scala Av MARIBYRNONG 3032	\$545,000	19/11/2024
3	10/3-5 Grandview Av MARIBYRNONG 3032	\$515,000	01/11/2024

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 six months.

This Statement of Information was prepared on:	10/02/2025 11:25



Date of sale









Property Type: Townhouse

(Single

Agent Comments

Indicative Selling Price \$558,000 Median Townhouse Price 10/02/2024 - 09/02/2025: \$670,000

Comparable Properties



11 Parade Sq MARIBYRNONG 3032 (REI)

•=

2

a

Price: \$575,000

Method: Sold Before Auction

Date: 06/12/2024 Property Type: Unit **Agent Comments**



308/54 La Scala Av MARIBYRNONG 3032 (REI)

•=

2







Agent Comments

Price: \$545,000 **Method:** Private Sale **Date:** 19/11/2024

Property Type: Apartment



10/3-5 Grandview Av MARIBYRNONG 3032 (REI)

2

1

7

1

Price: \$515,000 Method: Private Sale Date: 01/11/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577





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