

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 2/41 Pridham Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$537,000 Property Type Unit Suburb Maribyrnong

Period - From 01/07/2024 to 30/09/2024 Source REIV

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	Price	Date of sale
1	47 Yardley St MAIDSTONE 3012	\$610,000	12/12/2024
2	11 Parade Sq MARIBYRNONG 3032	\$575,000	06/12/2024
3	6/14 Busch St WEST FOOTSCRAY 3012	\$616,350	25/11/2024

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: 06/01/2025 10:22



2 1 2

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
September quarter 2024: \$537,000

Comparable Properties



47 Yardley St MAIDSTONE 3012 (REI)

Agent Comments

2 1 1

Price: \$610,000
Method: Private Sale
Date: 12/12/2024
Property Type: Townhouse (Single)



11 Parade Sq MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$575,000
Method: Sold Before Auction
Date: 06/12/2024
Property Type: Unit



6/14 Busch St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 1

Price: \$616,350
Method: Sold Before Auction
Date: 25/11/2024
Property Type: Unit

Account - Biggin & Scott | P: 03 9317 5577