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	2/41 Pridham Street, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between \$590,000 &	\$640,000
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Median sale price

Median price	\$537,000	Pro	perty Type U	Jnit		Suburb	Maribyrnong
Period - From	01/07/2024	to	30/09/2024	s	ource	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









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)

2

a 1

Price: \$610,000 Method: Private Sale Date: 12/12/2024

Property Type: Townhouse (Single)

Agent Comments



11 Parade Sq MARIBYRNONG 3032 (REI)

2



2



Agent Comments

Price: \$575,000

Method: Sold Before Auction

Date: 06/12/2024 Property Type: Unit



6/14 Busch St WEST FOOTSCRAY 3012 (REI)

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2

1

3

Price: \$616,350

Method: Sold Before Auction

Date: 25/11/2024 Property Type: Unit Agent Comments

Account - Biggin & Scott | P: 03 9317 5577





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