

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 5/12 Navigator Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Maribyrnong

Period - From 06/02/2024 to 05/02/2025 Source 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	Price	Date of sale
1	1010B/2 Wests Rd MARIBYRNONG 3032	\$330,000	15/01/2025
2	215/45 Edgewater Blvd MARIBYRNONG 3032	\$350,000	10/01/2025
3	7/78-80 Argyle St MOONEE PONDS 3039	\$305,000	08/11/2024

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: 06/02/2025 13:01



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

06/02/2024 - 05/02/2025: \$500,000

Comparable Properties



1010B/2 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments

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Price: \$330,000

Method: Private Sale

Date: 15/01/2025

Property Type: Apartment



215/45 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

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Price: \$350,000

Method: Private Sale

Date: 10/01/2025

Property Type: Apartment



7/78-80 Argyle St MOONEE PONDS 3039 (REI)

Agent Comments

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Price: \$305,000

Method: Private Sale

Date: 08/11/2024

Property Type: Unit

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655