

# 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

152 Edgewater Boulevard, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Maribyrnong

Period - From 01/01/2024 to 31/12/2024 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	6 Ibis PI MARIBYRNONG 3032	\$1,350,000	26/10/2024
2	4 Wolverhampton St FOOTSCRAY 3011	\$1,310,000	30/09/2024
3	2 Lillardia Av MARIBYRNONG 3032	\$1,200,000	11/09/2024

**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: 23/01/2025 10:38



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 333 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending December 2024: \$1,300,000

## Comparable Properties



**6 Ibis PI MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 268 sqm approx



**4 Wolverhampton St FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$1,310,000  
**Method:** Private Sale  
**Date:** 30/09/2024  
**Property Type:** House



**2 Lilardia Av MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 11/09/2024  
**Property Type:** House (Res)  
**Land Size:** 336 sqm approx

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