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

Address	2 Rafa Court, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Single price \$675,000

Median sale price

Median price \$	\$665,000	Pro	perty Type	Townhous	se	Suburb	Maribyrnong
Period - From 2	26/02/2024	to	25/02/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	2/41 Pridham St MARIBYRNONG 3032	\$675,000	15/02/2025
2	1/13 Radio St MAIDSTONE 3012	\$681,000	08/02/2025
3	3/37 Middle Rd MARIBYRNONG 3032	\$697,000	17/01/2025

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:	26/02/2025 09:07



Date of sale







Property Type: Agent Comments

Indicative Selling Price \$675,000 **Median Townhouse Price** 26/02/2024 - 25/02/2025: \$665,000

Comparable Properties



2/41 Pridham St MARIBYRNONG 3032 (REI)

Agent Comments

Price: \$675,000 Method: Auction Sale Date: 15/02/2025 **Property Type:** Unit



1/13 Radio St MAIDSTONE 3012 (REI)

2

Agent Comments

Price: \$681,000 Method: Auction Sale Date: 08/02/2025

Property Type: Townhouse (Res)



3/37 Middle Rd MARIBYRNONG 3032 (REI)

Price: \$697,000 Method: Private Sale Date: 17/01/2025

Property Type: Townhouse (Single)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577





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