

## 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

21 WATERFORD AVENUE MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,195,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

16 WATERFORD AVENUE MARIBYRNONG VIC 3032	\$790,000	02-Nov-24
3/12 CHICAGO STREET MARIBYRNONG VIC 3032	\$700,000	31-Oct-24
18 WAPITI STREET MARIBYRNONG VIC 3032	\$800,000	05-Dec-24

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 6 months.

This Statement of Information was prepared on: 03 April 2025



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**16 WATERFORD AVENUE  
MARIBYRNONG VIC 3032**

3 2 2

Sold Price **\$790,000** Sold Date **02-Nov-24**

Distance **0.06km**

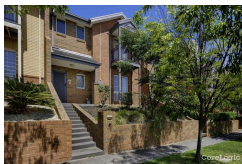


**3/12 CHICAGO STREET  
MARIBYRNONG VIC 3032**

3 1 1

Sold Price **\$700,000** Sold Date **31-Oct-24**

Distance **1.25km**



**18 WAPITI STREET MARIBYRNONG  
VIC 3032**

3 2 2

Sold Price **\$800,000** Sold Date **05-Dec-24**

Distance **0.21km**

RS = Recent sale      UN = Undisclosed Sale

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