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

42B Rosamond Road, Maribyrnong Vic 3032

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$1,000,000		&		\$1,100,000			
Median sale price								
Median price	\$1,107,000	Pro	operty Type	Hous	se		Suburb	Maribyrnong
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1 Waterford Av MARIBYRNONG 3032	\$1,070,000	29/03/2025
2	20 Lilardia Av MARIBYRNONG 3032	\$1,140,000	26/03/2025
3	39b Omar St MAIDSTONE 3012	\$1,020,000	21/02/2025

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:

14/04/2025 15:17









Property Type: Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2025: \$1,107,000

Comparable Properties

VICPROP	1 Waterford Av MARIBYRNONG 3032 (REI) 1 5 1 2 Price: \$1,070,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res)	Agent Comments
	20 Lilardia Av MARIBYRNONG 3032 (REI) 3 2 2 2 Price: \$1,140,000 Method: Sold Before Auction Date: 26/03/2025 Rooms: 4 Property Type: House (Res)	Agent Comments
	39b Omar St MAIDSTONE 3012 (REI) 4 2 2 2 Price: \$1,020,000 Method: Private Sale Date: 21/02/2025 Property Type: Townhouse (Single)	Agent Comments

Account - Biggin & Scott | P: 03 9317 5577



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.