

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 consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,107,000

Property Type House

Suburb Maribyrnong

Period - From 01/01/2025

to 31/03/2025

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	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



1 Waterford Av MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,070,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)



20 Lillardia Av MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,140,000
Method: Sold Before Auction
Date: 26/03/2025
Rooms: 4
Property Type: House (Res)



39b Omar St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 21/02/2025
Property Type: Townhouse (Single)