

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

1/13 NAVIGATOR STREET MARIBYRNONG VIC 3032

Indicative selling price

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

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

2/6 NAVIGATOR STREET MARIBYRNONG VIC 3032	\$420,000	10-Sep-25
G14/54 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$425,000	21-May-25
106/58 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$425,000	09-May-25

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: 27 October 2025


**2/6 NAVIGATOR STREET
MARIBYRNONG VIC 3032**

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 Sold Price **\$420,000** Sold Date **10-Sep-25**

 Distance **0.09km**

**G14/54 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

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 Sold Price **\$425,000** Sold Date **21-May-25**

 Distance **1.46km**

**106/58 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

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 Sold Price Sold Date **09-May-25**

 Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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