

# 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

10 Navigator St, Maribyrnong, VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$1,550,000

&

\$1,630,000

### Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Maribyrnong (3032)

Period - From

01/04/2024

to

31/03/2025

Source

REA

### Comparable property sales

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

2 WARRS ROAD, MARIBYRNONG VIC 3032

\$1,300,000

31/05/2025

16 NEWSTEAD STREET, MARIBYRNONG VIC 3032

\$1,618,000

15/02/2025

36 NEWSTEAD STREET, MARIBYRNONG VIC 3032

\$1,900,000

02/06/2025

This Statement of Information was prepared on: 17/08/2025