

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

17/52 Middle Road, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$460,000

&

\$500,000

Median sale price

Median price

\$486,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

12/01/2025

to

11/01/2026

Source

Property Data

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	202 Gatehouse PI MARIBYRNONG 3032	\$472,000	16/10/2025
2	4/3 Ensign St MARIBYRNONG 3032	\$500,000	22/09/2025
3	8/60 Middle Rd MARIBYRNONG 3032	\$495,000	08/08/2025

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:

12/01/2026 12:33



2 1 2

Rooms: 3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

12/01/2025 - 11/01/2026: \$486,500

Comparable Properties



202 Gatehouse PI MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$472,000

Method: Private Sale

Date: 16/10/2025

Property Type: Apartment



4/3 Ensign St MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 22/09/2025

Property Type: Unit



8/60 Middle Rd MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$495,000

Method: Sold Before Auction

Date: 08/08/2025

Property Type: Unit

Account - Biggin & Scott | P: 03 9317 5577