

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

18 Cornwall Place, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$989,000

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	2/37 Epsom Rd ASCOT VALE 3032	\$1,000,000	12/04/2025
2	7 Hillsdale Av MARIBYRNONG 3032	\$911,000	15/03/2025
3	1/14 Bloomfield Av MARIBYRNONG 3032	\$950,000	25/02/2025

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:

04/06/2025 09:53



Property Type:
Agent Comments

Indicative Selling Price
\$989,000
Median House Price
March quarter 2025: \$1,107,000

Comparable Properties



2/37 Epsom Rd ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Single)



7 Hillsdale Av MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$911,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)



1/14 Bloomfield Av MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 25/02/2025
Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9317 5577



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