

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

2/125 RALEIGH ROAD 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

\$507,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

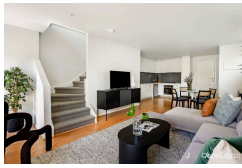
1/125 RALEIGH ROAD MARIBYRNONG VIC 3032	\$482,000	10-Jan-25
4/127 RALEIGH ROAD MARIBYRNONG VIC 3032	\$565,000	24-Mar-25
8/127 RALEIGH ROAD MARIBYRNONG VIC 3032	\$517,500	29-Dec-24

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: 04 June 2025

Tony Dimopoulos
P 9568 8000
M 0499 362 646
E tony.dimopoulos@tgnewton.com.au

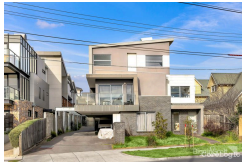


**1/125 RALEIGH ROAD
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$482,000** Sold Date **10-Jan-25**

Distance **0km**

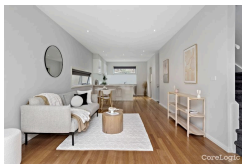


**4/127 RALEIGH ROAD
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$565,000** Sold Date **24-Mar-25**

Distance **0.02km**



**8/127 RALEIGH ROAD
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$517,500** Sold Date **29-Dec-24**

Distance **0.02km**

RS = Recent sale **UN** = Undisclosed Sale

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