

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

202/20 PIER LANE 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

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

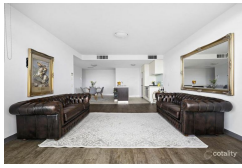
Date of sale

44/2 HORIZON DRIVE MARIBYRNONG VIC 3032	\$550,000	16-Aug-25
203/60 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$530,000	15-Jun-25
503/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$550,000	04-Jun-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: 02 October 2025


**44/2 HORIZON DRIVE
MARIBYRNONG VIC 3032**

2 2 2

Sold Price

RS

\$550,000

Sold Date

16-Aug-25

Distance

1.3km

**203/60 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 1

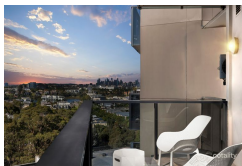
Sold Price

\$530,000

Sold Date

15-Jun-25

Distance

0.8km

**503/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

2 2 1

Sold Price

\$550,000

Sold Date

04-Jun-25

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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