

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

21 SEA RUSH STREET 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

\$870,000

&

\$957,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jul 2024

to

30 Jun 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

7 HILLSDALE AVENUE MARIBYRNONG VIC 3032	\$911,000	15-Mar-25
14/23 SOUDAN ROAD WEST FOOTSCRAY VIC 3012	\$875,000	03-May-25
3 LANA WAY MARIBYRNONG VIC 3032	\$880,000	15-Jul-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: 24 July 2025


**7 HILLSDALE AVENUE
MARIBYRNONG VIC 3032**

3 2 1

Sold Price

\$911,000

Sold Date

15-Mar-25

Distance

0.44km

**14/23 SOUDAN ROAD WEST
FOOTSCRAY VIC 3012**

3 2 1

Sold Price

\$875,000

Sold Date

03-May-25

Distance

1.78km

**3 LANA WAY MARIBYRNONG VIC
3032**

3 3 2

Sold Price

^{RS} **\$880,000**

Sold Date

15-Jul-25

Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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