

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

211/45 EDGEWATER BOULEVARD 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

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Sep 2024

to

31 Aug 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

218/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$365,000	14-Jun-25
215/1 CASE STREET MARIBYRNONG VIC 3032	\$385,000	25-Jun-25
111/12 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$402,000	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: 08 September 2025



**218/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

\$365,000

Sold Date

14-Jun-25

Distance

0km



**215/1 CASE STREET
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

\$385,000

Sold Date

25-Jun-25

Distance

0.1km



**111/12 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

^{RS} **\$402,000**

Sold Date

15-Jul-25

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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