

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

214/7 THOMAS HOLMES 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Nov 2024

to

31 Oct 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

107/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$345,000	25-Aug-25
108/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$347,000	06-Jun-25
201/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$355,000	28-May-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: 17 November 2025


**107/7 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**

Sold Price

\$345,000

 Sold Date **25-Aug-25**

1 1 1

Distance

0km

**108/7 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**

Sold Price

\$347,000

 Sold Date **06-Jun-25**

1 1 1

Distance

0km

**201/7 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**

Sold Price

\$355,000

 Sold Date **28-May-25**

1 1 1

Distance

0km

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

Sold Price

\$402,000

 Sold Date **15-Jul-25**

1 1 1

Distance

0.09km

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

Sold Price

\$385,000

 Sold Date **25-Jun-25**

1 1 1

Distance

0.09km

**205/80 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

Sold Price

\$340,000

 Sold Date **31-Aug-25**

1 1 1

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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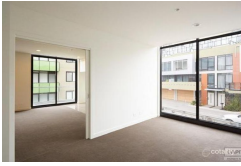
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**G13/4 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

\$316,000

Sold Date

24-Jul-25

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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