



## STATEMENT OF INFORMATION

3/38 FALLS ROAD, MARYSVILLE, VIC 3779

PREPARED BY REAL ESTATE YARRA VALLEY, 7 GEORGE RD HEALESVILLE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



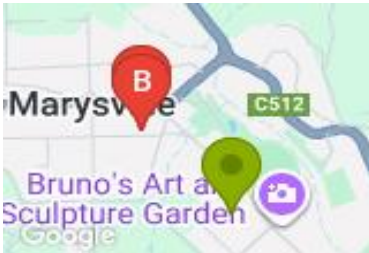
**3/38 FALLS ROAD, MARYSVILLE, VIC 3779**  -  -  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

Price Range: **\$430,000 to \$470,000**

## MEDIAN SALE PRICE



### MARYSVILLE, VIC, 3779

Suburb Median Sale Price (Unit)

**\$440,000**

01 July 2024 to 30 June 2025

Provided by: 

## COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**9/4 SEDGWICK ST, MARYSVILLE, VIC 3779**  3  1  1

Sale Price

**\$480,000**

Sale Date: 07/03/2025

Distance from Property: 451m



**4/4 SEDGWICK ST, MARYSVILLE, VIC 3779**  2  1  1

Sale Price

**\$420,000**

Sale Date: 17/04/2025

Distance from Property: 426m



This report has been compiled on 26/08/2025 by Real Estate Yarra Valley. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

3/38 FALLS ROAD, MARYSVILLE, VIC 3779

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$430,000 to \$470,000

### Median sale price

Median price

\$440,000

Property type

House

Suburb

MARYSVILLE

Period

01 July 2024 to 30 June 2025

Source

pricefinder

### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

#### Address of comparable property

#### Price

#### Date of sale

|                                       |           |            |
|---------------------------------------|-----------|------------|
| 9/4 SEDGWICK ST, MARYSVILLE, VIC 3779 | \$480,000 | 07/03/2025 |
| 4/4 SEDGWICK ST, MARYSVILLE, VIC 3779 | \$420,000 | 17/04/2025 |

This Statement of Information was prepared on:

26/08/2025