

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

305/45 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

or range
between

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

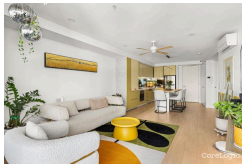
Date of sale

107/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$540,000	11-Mar-25
109/90 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$480,000	04-Feb-25
309/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$550,000	12-Dec-24

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: 22 May 2025


**107/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

\$540,000

Sold Date

11-Mar-25

2

2

1

Distance

0km

**109/90 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

Sold Price

\$480,000

Sold Date

04-Feb-25

2

2

1

Distance

0.22km

**309/2 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

Sold Price

\$550,000

Sold Date

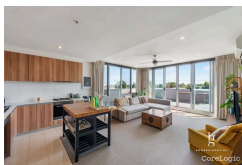
12-Dec-24

2

2

1

Distance

0.41km

**301/2 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

Sold Price

\$495,000

Sold Date

24-Feb-25

2

2

1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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