

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

31/9 Fabian Court, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$600,000

Median sale price

Median price \$675,000

Property Type Townhouse

Suburb Maribyrnong

Period - From 08/08/2024

to

07/08/2025

Source Property Data

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 six 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
1	8 La Scala Av MARIBYRNONG 3032	\$558,000	02/06/2025
2	86 Kynoch La MARIBYRNONG 3032	\$599,000	12/04/2025
3	4/127 Raleigh Rd MARIBYRNONG 3032	\$565,000	24/03/2025

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 six months.~~

This Statement of Information was prepared on:

08/08/2025 16:33



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Townhouse Price
08/08/2024 - 07/08/2025: \$675,000

Comparable Properties



8 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$558,000
Method: Private Sale
Date: 02/06/2025
Property Type: Townhouse (Single)



86 Kynoch La MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$599,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)



4/127 Raleigh Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 24/03/2025
Property Type: Townhouse (Single)

Account - Biggin & Scott | P: 03 9317 5577