

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

32 Blair Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$650,000 Property Type Townhouse Suburb Maribyrnong

Period - From 19/09/2024 to 18/09/2025 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	31/9 Fabian Ct MARIBYRNONG 3032	\$600,000	05/09/2025
2	8 Gatehouse PI MARIBYRNONG 3032	\$589,100	23/08/2025
3	68 Kynoch La MARIBYRNONG 3032	\$550,000	01/08/2025

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: 19/09/2025 16:30



 3
  1
  1

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 54 sqm approx

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Townhouse Price

19/09/2024 - 18/09/2025: \$650,000

Comparable Properties



31/9 Fabian Ct MARIBYRNONG 3032 (REI)

Agent Comments

 2
  1
  1

Price: \$600,000

Method: Private Sale

Date: 05/09/2025

Property Type: Townhouse (Single)



8 Gatehouse PI MARIBYRNONG 3032 (REI)

Agent Comments

 3
  1
  2

Price: \$589,100

Method: Auction Sale

Date: 23/08/2025

Property Type: Townhouse (Res)



68 Kynoch La MARIBYRNONG 3032 (REI)

Agent Comments

 2
  1
  2

Price: \$550,000

Method: Private Sale

Date: 01/08/2025

Property Type: Townhouse (Single)

Account - Biggin & Scott | P: 03 9317 5577