

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

36 Newstead Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Maribyrnong

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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	18 Latrobe St MOONEE PONDS 3039	\$1,800,000	12/04/2025
2	2 Alma St ABERFELDIE 3040	\$1,850,000	01/04/2025
3	16 Tilba St ABERFELDIE 3040	\$2,055,000	26/11/2024

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:

16/05/2025 13:35

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4 1 8

Property Type:
Land Size: 913 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
Year ending March 2025: \$1,200,000

Comparable Properties



18 Latrobe St MOONEE PONDS 3039 (REI)

Agent Comments

4 1 2

Price: \$1,800,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 702 sqm approx



2 Alma St ABERFELDIE 3040 (REI)

Agent Comments

4 2 2

Price: \$1,850,000
Method: Sold Before Auction
Date: 01/04/2025
Property Type: House (Res)



16 Tilba St ABERFELDIE 3040 (REI/VG)

Agent Comments

3 1 2

Price: \$2,055,000
Method: Sold Before Auction
Date: 26/11/2024
Property Type: House (Res)
Land Size: 643 sqm approx