

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

38 Williamson Road, 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 \$665,000 Property Type Townhouse Suburb Maribyrnong

Period - From 26/08/2024 to 25/08/2025 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 Gatehouse PI MARIBYRNONG 3032	\$589,100	23/08/2025
2	68 Kynoch La MARIBYRNONG 3032	\$550,000	01/08/2025
3	86 Kynoch La MARIBYRNONG 3032	\$599,000	12/04/2025

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:

26/08/2025 08:57



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Townhouse Price
26/08/2024 - 25/08/2025: \$665,000

Comparable Properties



8 Gatehouse PI MARIBYRNONG 3032 (REI) Agent Comments



Price: \$589,100
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)



68 Kynoch La MARIBYRNONG 3032 (REI) Agent Comments



Price: \$550,000
Method: Private Sale
Date: 01/08/2025
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)