

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

4/3 ENSIGN STREET 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

\$475,000

&

\$522,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jul 2024

to

30 Jun 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

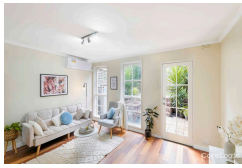
Date of sale

9/3-5 GRANDVIEW AVENUE MARIBYRNONG VIC 3032	\$520,000	16-Jan-25
1/125 RALEIGH ROAD MARIBYRNONG VIC 3032	\$482,000	10-Jan-25
8/157-159 ST LEONARDS ROAD ASCOT VALE VIC 3032	\$476,000	07-Jun-25

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: 07 July 2025


**9/3-5 GRANDVIEW AVENUE
MARIBYRNONG VIC 3032**

2 1 1

 Sold Price **\$520,000** Sold Date **16-Jan-25**

 Distance **0.94km**

**1/125 RALEIGH ROAD
MARIBYRNONG VIC 3032**

2 1 1

 Sold Price **\$482,000** Sold Date **10-Jan-25**

 Distance **1.06km**

**8/157-159 ST LEONARDS ROAD
ASCOT VALE VIC 3032**

2 1 1

 Sold Price ^{RS} **\$476,000** Sold Date **07-Jun-25**

 Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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