

## 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

305/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$583,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 May 2024

to

30 Apr 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

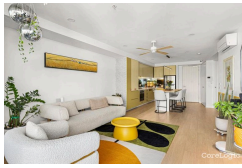
Date of sale

107/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$540,000	11-Mar-25
309/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$550,000	12-Dec-24
207B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$545,000	19-Nov-24

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: 01 May 2025


**107/45 EDGEWATER BOULEVARD  
MARIBYRNONG VIC 3032**

Sold Price

RS

**\$540,000**

Sold Date

**11-Mar-25**

2

2

1

Distance

**0km**

**309/2 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

Sold Price

**\$550,000**

Sold Date

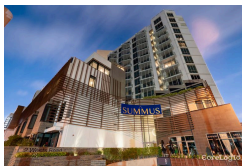
**12-Dec-24**

2

2

1

Distance

**0.41km**

**207B/2 WESTS ROAD  
MARIBYRNONG VIC 3032**

Sold Price

**\$545,000**

Sold Date

**19-Nov-24**

2

2

1

Distance

**1.54km**

RS = Recent sale

UN = Undisclosed Sale

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