

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

46 Village Way, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$677,500 Property Type Townhouse Suburb Maribyrnong

Period - From 21/07/2024 to 20/07/2025 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	22 Gatehouse PI MARIBYRNONG 3032	\$680,000	11/07/2025
2	11 Cavalry Cirt MARIBYRNONG 3032	\$700,000	08/07/2025
3	2 Rafa Ct MARIBYRNONG 3032	\$650,000	01/06/2025

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:

21/07/2025 11:20



3 2 0

Rooms: 5
Property Type: House
Land Size: 78.092 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Townhouse Price
21/07/2024 - 20/07/2025: \$677,500

Comparable Properties



22 Gatehouse PI MARIBYRNONG 3032 (REI)

Agent Comments

3 1 1

Price: \$680,000
Method: Private Sale
Date: 11/07/2025
Property Type: Townhouse (Single)



11 Cavalry Cirt MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$700,000
Method: Private Sale
Date: 08/07/2025
Rooms: 3
Property Type: Townhouse (Single)



2 Rafa Ct MARIBYRNONG 3032 (REI)

Agent Comments

2 2 2

Price: \$650,000
Method: Private Sale
Date: 01/06/2025
Property Type: Townhouse (Single)