

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

5/59 THE ESPLANADE 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

\$290,000

&

\$315,000

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

5/12 NAVIGATOR STREET MARIBYRNONG VIC 3032	\$330,200	12-Mar-25
304/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$310,000	23-Nov-24
104/334 GORDON STREET MARIBYRNONG VIC 3032	\$296,500	14-Dec-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: 05 May 2025


**5/12 NAVIGATOR STREET
MARIBYRNONG VIC 3032**

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 Sold Price **\$330,200** Sold Date **12-Mar-25**

 Distance **0.46km**

**304/7 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**

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 Sold Price **\$310,000** Sold Date **23-Nov-24**

 Distance **1.82km**

**104/334 GORDON STREET
MARIBYRNONG VIC 3032**

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 Sold Price **\$296,500** Sold Date **14-Dec-24**

 Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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