Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Including suburb and	
postcode	

Indicative selling price

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

Range between	\$360,000	&	\$380,000
3	¥ ,		1

Median sale price

Median price	\$440,000	Pro	perty Type Un	it		Suburb	Maribyrnong
Period - From	01/07/2025	to	30/09/2025	So	ource	REIV	

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

7,01	aress of comparable property	1 1100	Date of Sale
1	1105/72 Wests Rd MARIBYRNONG 3032	\$360,000	01/09/2025
2	8/125 Raleigh Rd MARIBYRNONG 3032	\$382,500	19/08/2025
3	215/1 Case St MARIBYRNONG 3032	\$385,000	25/06/2025

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:	28/10/2025 16:16



Date of sale











Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$360,000 - \$380,000 **Median Unit Price** September quarter 2025: \$440,000

Comparable Properties



1105/72 Wests Rd MARIBYRNONG 3032 (REI/VG)

Price: \$360,000 Method: Private Sale Date: 01/09/2025

Property Type: Apartment

Agent Comments



8/125 Raleigh Rd MARIBYRNONG 3032 (REI/VG)







Agent Comments

Price: \$382,500 Method: Private Sale Date: 19/08/2025

Rooms: 2

Property Type: Apartment

215/1 Case St MARIBYRNONG 3032 (REI/VG)



Date: 25/06/2025

Victoria.



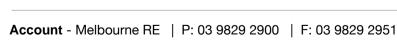


Price: \$385,000 Method: Private Sale

Rooms: 2

Property Type: Apartment

Agent Comments



REIV



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information

is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.