

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

514/45 EDGEWATER BOULEVARD 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	\$350,000	&	\$385,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$500,000	Property type	Unit	Suburb	Maribyrnong
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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
312/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$358,000	17-Nov-25
412/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$360,000	20-Sep-25
408/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$373,000	02-Sep-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: 06 January 2026



312/45 EDGEWATER BOULEVARD Sold Price **\$358,000** Sold Date **17-Nov-25**
MARIBYRNONG VIC 3032

1 1 1

Distance **0km**



412/45 EDGEWATER BOULEVARD Sold Price **\$360,000** Sold Date **20-Sep-25**
MARIBYRNONG VIC 3032

1 1 1

Distance **0km**



408/88 LA SCALA AVENUE Sold Price **\$373,000** Sold Date **02-Sep-25**
MARIBYRNONG VIC 3032

1 1 1

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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