

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

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
MARIBYRNONG VIC 3032**

Sold Price

\$358,000

Sold Date

17-Nov-25


1



1



1

Distance

0km

**412/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

\$360,000

Sold Date

20-Sep-25


1



1



1

Distance

0km

**408/88 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

Sold Price

\$373,000

Sold Date

02-Sep-25


1



1



1

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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