

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

53 IBIS PLACE 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

\$1,600,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,107,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Sep 2024

to

31 Aug 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

17 SHEARWATER CRESCENT MARIBYRNONG VIC 3032	\$1,650,000	26-Jul-25
13 LAKESIDE CRESCENT MARIBYRNONG VIC 3032	\$1,880,000	24-Jun-25
36 CUMBERLAND DRIVE MARIBYRNONG VIC 3032	\$1,800,000	07-Jun-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: 16 September 2025

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**17 SHEARWATER CRESCENT
MARIBYRNONG VIC 3032**

 4  2  1

Sold Price ^{RS} **\$1,650,000** Sold Date **26-Jul-25**

Distance **0.41km**



**13 LAKESIDE CRESCENT
MARIBYRNONG VIC 3032**

 5  2  2

Sold Price **\$1,880,000** Sold Date **24-Jun-25**

Distance **0.17km**



**36 CUMBERLAND DRIVE
MARIBYRNONG VIC 3032**

 4  2  2

Sold Price ^{RS} **\$1,800,000** Sold Date **07-Jun-25**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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