

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

6/2-4 Mitchell Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$675,000 Property Type Townhouse Suburb Maribyrnong

Period - From 11/03/2024 to 10/03/2025 Source Property Data

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	Price	Date of sale
1	2/19 Marsh St MAIDSTONE 3012	\$790,000	22/02/2025
2	1/141 Raleigh Rd MARIBYRNONG 3032	\$787,500	31/01/2025
3	6 Jetty La MARIBYRNONG 3032	\$750,000	27/10/2024

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:

11/03/2025 13:48



Property Type:
Agent Comments

Indicative Selling Price
\$740,000 - \$780,000
Median Townhouse Price
11/03/2024 - 10/03/2025: \$675,000

Comparable Properties



2/19 Marsh St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$790,000
Method: Sold Before Auction
Date: 22/02/2025
Property Type: House (Res)



1/141 Raleigh Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$787,500
Method: Sold Before Auction
Date: 31/01/2025
Property Type: House (Res)



6 Jetty La MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 27/10/2024
Property Type: Townhouse (Single)