

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

6/3-5 Grandview Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$530,000 & \$550,000

Median sale price

Median price \$678,500 Property Type Townhouse Suburb Maribyrnong

Period - From 03/07/2024 to 02/07/2025 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 | 503/45 Edgewater Blvd MARIBYRNONG 3032 | \$550,000 | 19/05/2025 |
| 2 | 303/80 La Scala Av MARIBYRNONG 3032 | \$534,000 | 24/04/2025 |
| 3 | 19/3-5 Grandview Av MARIBYRNONG 3032 | \$530,000 | 17/03/2025 |

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:

03/07/2025 14:52



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$530,000 - \$550,000
Median Townhouse Price
03/07/2024 - 02/07/2025: \$678,500

Comparable Properties



503/45 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$550,000
Method: Private Sale
Date: 19/05/2025
Rooms: 3
Property Type: Apartment



303/80 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$534,000
Method: Private Sale
Date: 24/04/2025
Property Type: Apartment
Land Size: 80 sqm approx



19/3-5 Grandview Av MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$530,000
Method: Private Sale
Date: 17/03/2025
Property Type: Townhouse (Res)