

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 HILLSIDE CRESCENT 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

\$1,750,000

&

\$1,925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Suburb

Maribyrnong

Period-from

01 Oct 2024

to

30 Sep 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

2302/15 EVERAGE STREET MOONEE PONDS VIC 3039	-	13-Aug-25
4/4 CHICAGO STREET MARIBYRNONG VIC 3032	\$2,160,000	26-Jun-25
1 SYDENHAM STREET MOONEE PONDS VIC 3039	\$2,330,000	18-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: 13 October 2025


**2302/15 EVERAGE STREET
MOONEE PONDS VIC 3039**

3 2 2

Sold Price

RS - UN

 Sold Date **13-Aug-25**

 Distance **2.46km**

**4/4 CHICAGO STREET
MARIBYRNONG VIC 3032**

3 3 2

Sold Price

\$2,160,000

 Sold Date **26-Jun-25**

 Distance **1.07km**

**1 SYDENHAM STREET MOONEE
PONDS VIC 3039**

3 3 2

Sold Price

^{RS} **\$2,330,000**

 Sold Date **18-Sep-25**

 Distance **2.14km**

RS = Recent sale

UN = Undisclosed Sale

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