

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

102/7 THOMAS HOLMES STREET 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

109/90 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$480,000	04-Feb-25
301/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$495,000	24-Feb-25
105/7 ORDNANCE RESERVE MARIBYRNONG VIC 3032	\$460,000	29-Mar-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: 11 April 2025


**109/90 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 1

 Sold Price **\$480,000** Sold Date **04-Feb-25**

 Distance **0.13km**

**301/2 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 1

 Sold Price ^{RS} **\$495,000** Sold Date **24-Feb-25**

 Distance **0.34km**

**105/7 ORDNANCE RESERVE
MARIBYRNONG VIC 3032**

2 1 1

 Sold Price ^{RS} **\$460,000** Sold Date **29-Mar-25**

 Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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