

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

8/1 GRANDVIEW AVENUE 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

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

6/3-5 GRANDVIEW AVENUE MARIBYRNONG VIC 3032	\$530,000	08-Jul-25
9/9 GRANDVIEW AVENUE MARIBYRNONG VIC 3032	\$520,000	07-May-25
202/7 ORDNANCE RESERVE MARIBYRNONG VIC 3032	\$515,000	22-Jul-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: 22 September 2025

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**6/3-5 GRANDVIEW AVENUE
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$530,000** Sold Date **08-Jul-25**Distance **0.03km****9/9 GRANDVIEW AVENUE
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$520,000** Sold Date **07-May-25**Distance **0.09km****202/7 ORDNANCE RESERVE
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$515,000** Sold Date **22-Jul-25**Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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