

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

8/8 NEWSTEAD 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Nov 2024

to

31 Oct 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

2/6 NAVIGATOR STREET MARIBYRNONG VIC 3032	\$420,000	10-Sep-25
12/97 RALEIGH ROAD MARIBYRNONG VIC 3032	\$385,000	05-Sep-25
4/10 NEWSTEAD STREET MARIBYRNONG VIC 3032	\$369,000	14-Oct-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: 27 November 2025



**2/6 NAVIGATOR STREET
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$420,000** Sold Date **10-Sep-25**

Distance **0.11km**

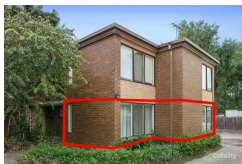


**12/97 RALEIGH ROAD
MARIBYRNONG VIC 3032**

2 1 1

Sold Price ^{RS} **\$385,000** Sold Date **05-Sep-25**

Distance **0.53km**



**4/10 NEWSTEAD STREET
MARIBYRNONG VIC 3032**

2 1 1

Sold Price ^{RS} **\$369,000** Sold Date **14-Oct-25**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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