

# 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

G07/334-336 Gordon Street, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$450,000

### Median sale price

Median price \$455,000 Property Type Unit Suburb Maribyrnong

Period - From 01/04/2025 to 30/06/2025 Source REIV

### 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	5/4 Eldridge St FOOTSCRAY 3011	\$442,000	28/08/2025
2	6/4 Eldridge St FOOTSCRAY 3011	\$442,000	12/08/2025
3	G8/334 Gordon St MARIBYRNONG 3032	\$430,000	21/05/2025

**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:

17/09/2025 07:20



Property Type:  
Agent Comments

Indicative Selling Price  
\$420,000 - \$450,000  
Median Unit Price  
June quarter 2025: \$455,000

## Comparable Properties



5/4 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$442,000  
Method: Private Sale  
Date: 28/08/2025  
Property Type: Apartment



6/4 Eldridge St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$442,000  
Method: Sale  
Date: 12/08/2025  
Property Type: Strata Unit/Flat



G8/334 Gordon St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$430,000  
Method: Private Sale  
Date: 21/05/2025  
Property Type: Unit

