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	1/95 Raleigh Road, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$678,500	Pro	perty Type	Townhouse		Suburb	Maribyrnong
Period - From	25/06/2024	to	24/06/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	26 Grevillea Cirt MAIDSTONE 3012	\$710,000	13/06/2025
2	2/61 Middle Rd MARIBYRNONG 3032	\$700,000	05/06/2025
3	97 Village Way MARIBYRNONG 3032	\$830,000	28/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/06/2025 09:04









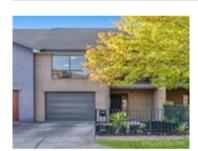
Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$700,000 - \$770,000 **Median Townhouse Price** 25/06/2024 - 24/06/2025: \$678,500

Comparable Properties



26 Grevillea Cirt MAIDSTONE 3012 (REI)

Price: \$710,000

Method: Private Sale Date: 13/06/2025

Property Type: Townhouse (Single)

Agent Comments



2/61 Middle Rd MARIBYRNONG 3032 (REI)

2





Agent Comments

Price: \$700,000

Method: Sold Before Auction

Date: 05/06/2025

Property Type: Townhouse (Res)

97 Village Way MARIBYRNONG 3032 (REI)

Price: \$830,000

Method: Sold Before Auction

Date: 28/05/2025

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577



