

# 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

1/95 Raleigh Road, 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

\$700,000

&

\$770,000

### Median sale price

Median price

\$678,500

Property 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	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 comparable properties 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



3   1   2

**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)**

**Agent Comments**

3   2   2

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 13/06/2025  
**Property Type:** Townhouse (Single)



**2/61 Middle Rd MARIBYRNONG 3032 (REI)**

**Agent Comments**

2   1   1

**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 05/06/2025  
**Property Type:** Townhouse (Res)



**97 Village Way MARIBYRNONG 3032 (REI)**

**Agent Comments**

3   2   2

**Price:** \$830,000  
**Method:** Sold Before Auction  
**Date:** 28/05/2025  
**Rooms:** 3  
**Property Type:** Townhouse (Res)