

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

6 RIMFIRE WALK 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

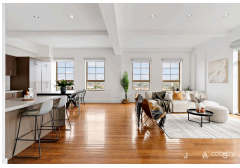
Date of sale

301/7 ORDNANCE RESERVE MARIBYRNONG VIC 3032	\$670,000	08-May-25
2 RAFA COURT MARIBYRNONG VIC 3032	\$650,000	03-Jun-25
1/15 MIDDLE ROAD MARIBYRNONG VIC 3032	\$650,000	18-May-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: 21 July 2025



**301/7 ORDNANCE RESERVE
MARIBYRNONG VIC 3032**

 3  1  1

Sold Price

\$670,000

Sold Date **08-May-25**

Distance

0.15km



**2 RAFA COURT MARIBYRNONG
VIC 3032**

 2  2  1

Sold Price

^{RS}**\$650,000**

Sold Date **03-Jun-25**

Distance

0.29km



**1/15 MIDDLE ROAD MARIBYRNONG
VIC 3032**

 3  2  3

Sold Price

\$650,000

Sold Date **18-May-25**

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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