

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

12/97 RALEIGH ROAD 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

\$360,000

&

\$390,000

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

5/6 NEWSTEAD STREET MARIBYRNONG VIC 3032	\$372,500	16-May-25
2/14 NAVIGATOR STREET MARIBYRNONG VIC 3032	\$390,000	18-Apr-25
9/205-207 MARIBYRNONG ROAD ASCOT VALE VIC 3032	\$380,000	20-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: 14 July 2025



**5/6 NEWSTEAD STREET
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price

^{RS}

\$372,500

Sold Date

16-May-25

Distance

0.53km



**2/14 NAVIGATOR STREET
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price

^{RS}

\$390,000

Sold Date

18-Apr-25

Distance

0.66km



**9/205-207 MARIBYRNONG ROAD
ASCOT VALE VIC 3032**

 2  1  1

Sold Price

\$380,000

Sold Date

20-May-25

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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