

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

16 Wardell Close, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,300,000 Property Type House 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.

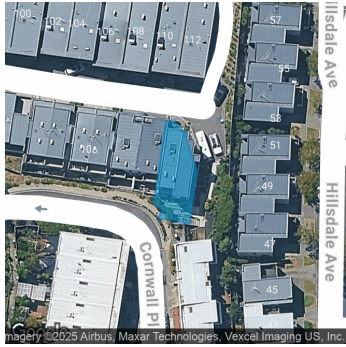
	Address of comparable property	Price	Date of sale
1	13 Lakeside Cr MARIBYRNONG 3032	\$1,880,000	24/06/2025
2	20 Angler Pde ASCOT VALE 3032	\$1,900,000	10/06/2025
3	36 Cumberland Dr MARIBYRNONG 3032	\$1,800,000	07/06/2025

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:

14/07/2025 12:28

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 155 sqm approx

Agent Comments

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

June quarter 2025: \$1,300,000

2 out of the 3 comparable sales were included due to them being situated in the same Estate as 16 Wardell. Edgewater Estate sales results are higher than any other pocket of Maribyrnong due to amenities, infrastructure, parklands and the Maribyrnong River.

Comparable Properties

**13 Lakeside Cr MARIBYRNONG 3032 (REI)**

Agent Comments

**Price:** \$1,880,000**Method:** Private Sale**Date:** 24/06/2025**Property Type:** House**Land Size:** 316.13 sqm approx**20 Angler Pde ASCOT VALE 3032 (REI)**

Agent Comments

**Price:** \$1,900,000**Method:** Private Sale**Date:** 10/06/2025**Property Type:** House**36 Cumberland Dr MARIBYRNONG 3032 (REI)**

Agent Comments

**Price:** \$1,800,000**Method:** Auction Sale**Date:** 07/06/2025**Property Type:** House (Res)**Land Size:** 467 sqm approx