

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

42b Rosamond Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$988,000 & \$1,080,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Maribyrnong

Period - From 20/06/2024 to 19/06/2025 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	88 Wattle Rd MAIDSTONE 3012	\$1,000,000	14/06/2025
2	43 Forge CI MARIBYRNONG 3032	\$975,000	07/05/2025
3	39b Omar St MAIDSTONE 3012	\$1,020,000	21/02/2025

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:

20/06/2025 08:58



Property Type:
Agent Comments

Indicative Selling Price
\$988,000 - \$1,080,000
Median House Price
20/06/2024 - 19/06/2025: \$1,200,000

Comparable Properties

88 Wattle Rd MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)



43 Forge CI MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$975,000
Method: Private Sale
Date: 07/05/2025
Property Type: Townhouse (Res)



39b Omar St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 21/02/2025
Property Type: Townhouse (Single)

Account - Biggin & Scott | P: 03 9317 5577



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