

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

317/45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$355,000 & \$365,000

Median sale price

Median price \$455,000 Property Type Unit 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	218/45 Edgewater Blvd MARIBYRNONG 3032	\$365,000	14/06/2025
2	105/60 La Scala Av MARIBYRNONG 3032	\$360,000	29/05/2025
3	407/86 La Scala Av MARIBYRNONG 3032	\$372,500	23/05/2025

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:

30/07/2025 09:55



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$355,000 - \$365,000
Median Unit Price
June quarter 2025: \$455,000

Comparable Properties



218/45 Edgewater Blvd MARIBYRNONG 3032 (REI/VG) Agent Comments

1 1 1

Price: \$365,000
Method: Private Sale
Date: 14/06/2025
Rooms: 2
Property Type: Apartment

105/60 La Scala Av MARIBYRNONG 3032 (VG) Agent Comments

1 - -

Price: \$360,000
Method: Sale
Date: 29/05/2025
Property Type: Strata Unit/Flat

407/86 La Scala Av MARIBYRNONG 3032 (VG) Agent Comments

1 - -

Price: \$372,500
Method: Sale
Date: 23/05/2025
Property Type: Strata Unit/Flat

Account - Nick Cartledge Real Estate | P: 0418580060



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