

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

5/82 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

\$287,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

1/2 HORTENSE STREET MARIBYRNONG VIC 3032	\$321,000	29-May-26
10/10 MIDDLE ROAD MARIBYRNONG VIC 3032	\$315,000	22-Apr-26
8/97 RALEIGH ROAD MARIBYRNONG VIC 3032	\$290,000	29-Jan-26

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: 13 August 2026



**1/2 HORTENSE STREET
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price

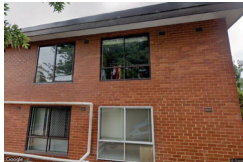
^{RS}

\$321,000

Sold Date **29-May-26**

Distance

0.21km



**10/10 MIDDLE ROAD
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price

\$315,000

Sold Date **22-Apr-26**

Distance

0.16km



**8/97 RALEIGH ROAD
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price

\$290,000

Sold Date **29-Jan-26**

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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