

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

1/37 Warrs Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$680,000 Property Type Townhouse Suburb Maribyrnong

Period - From 23/04/2025 to 22/04/2026 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	21 Sea Rush St MARIBYRNONG 3032	\$850,000	31/12/2025
2	4 Wardell CI MARIBYRNONG 3032	\$862,000	05/12/2025
3	8a Wardell CI MARIBYRNONG 3032	\$830,000	20/11/2025

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:

23/04/2026 12:02



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Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Townhouse Price
23/04/2025 - 22/04/2026: \$680,000

Comparable Properties



21 Sea Rush St MARIBYRNONG 3032 (REI)

Agent Comments

3 2 1

Price: \$850,000
Method: Private Sale
Date: 31/12/2025
Property Type: Townhouse (Single)



4 Wardell CI MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$862,000
Method: Sold Before Auction
Date: 05/12/2025
Property Type: Townhouse (Res)



8a Wardell CI MARIBYRNONG 3032 (REI)

Agent Comments

3 3 1

Price: \$830,000
Method: Private Sale
Date: 20/11/2025
Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9317 5577