

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 301 Gatehouse Place, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$488,000 Property Type Unit Suburb Maribyrnong

Period - From 27/04/2025 to 26/04/2026 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	106/8 Horizon Dr MARIBYRNONG 3032	\$550,000	21/03/2026
2	17/52 Middle Rd MARIBYRNONG 3032	\$531,000	04/02/2026
3	304/11 Horizon Dr MARIBYRNONG 3032	\$530,000	23/01/2026

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: 27/04/2026 09:04



2
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 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

27/04/2025 - 26/04/2026: \$488,000

Comparable Properties



106/8 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

Price: \$550,000

Method: Private Sale

Date: 21/03/2026

Property Type: Apartment



17/52 Middle Rd MARIBYRNONG 3032 (REI)

Agent Comments

2
 1
 1

Price: \$531,000

Method: Sold Before Auction

Date: 04/02/2026

Property Type: Unit



304/11 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments

2
 1
 1

Price: \$530,000

Method: Private Sale

Date: 23/01/2026

Property Type: Unit

Account - Biggin & Scott | P: 03 9317 5577