

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 9 Frangipani Lane, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Maribyrnong

Period - From 01/04/2025 to 31/03/2026 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	3 Summit Rise MARIBYRNONG 3032	\$1,220,000	27/03/2026
2	6 Central Park Av MARIBYRNONG 3032	\$1,255,000	18/03/2026
3	9a Chicago St MARIBYRNONG 3032	\$1,350,000	14/02/2026

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: 22/06/2026 13:45



4 2 2

Property Type: House (Res)

Land Size: 275 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2026: \$1,270,000

Comparable Properties



3 Summit Rise MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$1,220,000

Method: Private Sale

Date: 27/03/2026

Property Type: House



6 Central Park Av MARIBYRNONG 3032 (REI)

Agent Comments

5 3 2

Price: \$1,255,000

Method: Private Sale

Date: 18/03/2026

Property Type: House

Land Size: 450 sqm approx



9a Chicago St MARIBYRNONG 3032 (REI)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Sold Before Auction

Date: 14/02/2026

Property Type: House (Res)

Account - Biggin & Scott | P: 03 9317 5577