

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

5/3 Ensign Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

09/07/2025

to

08/07/2026

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	9/10 Middle Rd MARIBYRNONG 3032	\$455,000	26/06/2026
2	9/125 Raleigh Rd MARIBYRNONG 3032	\$440,000	16/04/2026
3	2/2 La Scala Av MARIBYRNONG 3032	\$450,000	25/03/2026

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:

09/07/2026 11:54



2
 1
 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$450,000
Median Unit Price
 09/07/2025 - 08/07/2026: \$450,000

Comparable Properties



9/10 Middle Rd MARIBYRNONG 3032 (REI)

Agent Comments

2
 1
 1

Price: \$455,000
Method: Private Sale
Date: 26/06/2026
Property Type: Apartment



9/125 Raleigh Rd MARIBYRNONG 3032 (REI)

Agent Comments

2
 1
 1

Price: \$440,000
Method: Sold Before Auction
Date: 16/04/2026
Property Type: Apartment



2/2 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2
 1
 1

Price: \$450,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: Apartment
Land Size: 98 sqm approx

Account - Biggin & Scott | P: 03 9317 5577