

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

403/45 EDGEWATER BOULEVARD 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2025

to

28 Feb 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

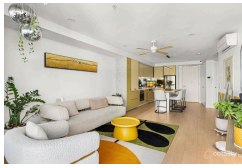
Date of sale

107/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$540,000	11-Mar-25
408/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$535,000	03-Oct-25
503/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$550,000	04-Jun-25

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: 20 March 2026



107/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032

Sold Price

\$540,000

Sold Date

11-Mar-25

 2  2  1

Distance

0km



408/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032

Sold Price

\$535,000

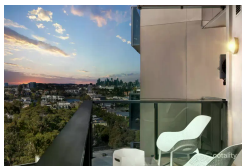
Sold Date

03-Oct-25

 2  2  1

Distance

0km



503/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032

Sold Price

\$550,000

Sold Date

04-Jun-25

 2  2  1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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