

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

3/15 MIDDLE ROAD 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Aug 2025

to

31 Jul 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

6/31 WARRS ROAD MARIBYRNONG VIC 3032	\$555,000	05-Jun-26
13/9 FABIAN COURT MARIBYRNONG VIC 3032	\$545,000	12-Mar-26
3/79 WALTER STREET ASCOT VALE VIC 3032	\$581,000	26-Mar-26

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: 31 August 2026

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**6/31 WARRS ROAD
MARIBYRNONG VIC 3032**

2 1 1

Sold Price ^{RS} **\$555,000** Sold Date **05-Jun-26**

Distance **0.45km**



**13/9 FABIAN COURT
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$545,000** Sold Date **12-Mar-26**

Distance **0.56km**



**3/79 WALTER STREET ASCOT
VALE VIC 3032**

2 1 1

Sold Price **\$581,000** Sold Date **26-Mar-26**

Distance **1.47km**

RS = Recent sale **UN** = Undisclosed Sale

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