

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	219/5 Ordnance Reserve, Maribyrnong, VIC 3032
---	---

Indicative selling price

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

Price Range	\$480,000	&	\$520,000
-------------	-----------	---	-----------

Median sale price

Median price	\$490,000	Property Type	Apartment	Suburb	Maribyrnong (3032)
Period - From	01/07/2024	to	30/06/2025	Source	realestate.com.au

Comparable property sales

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
203/60 LA SCALA AVENUE, MARIBYRNONG VIC 3032	\$530,000	19/06/2025
107/20 PIER LANE, MARIBYRNONG VIC 3032	\$502,500	03/06/2025
213/88 LA SCALA AVENUE, MARIBYRNONG VIC 3032	\$490,000	24/03/2025

This Statement of Information was prepared on: 31/07/2025