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	28 Kellaway Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,302,500 Property Type House Suburb Maribyrnong

Period - From 01/04/2024 to 30/06/2024 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	36 Bloomfield Av MARIBYRNONG 3032	$1,290,000	03/09/2024
2	46 & 48 Kellaway St MARIBYRNONG 3032	$1,220,000	23/08/2024
3	17 Delacey St MAIDSTONE 3012	$1,150,000	06/07/2024

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: 12/09/2024 09:34

28 Kellaway Street, Maribyrnong Vic 3032



3 1 2

Rooms: 5
Property Type: House (Res)
Land Size: 689 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2024: $1,302,500

Comparable Properties



36 Bloomfield Av MARIBYRNONG 3032 (REI)

3 1 2

Price: $1,290,000
Method: Private Sale
Date: 03/09/2024
Property Type: House
Land Size: 876 sqm approx

Agent Comments



46 & 48 Kellaway St MARIBYRNONG 3032 (REI)

4 1 2

Price: $1,220,000
Method: Private Sale
Date: 23/08/2024
Property Type: House

Agent Comments



17 Delacey St MAIDSTONE 3012 (REI)

3 1 4

Price: $1,150,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 758 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577

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