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	11 Cavalry Circuit, Maribyrnong Vic 3032

Indicative selling price

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

Single price $730,000

Median sale price

Median price $665,000 Property Type Townhouse Suburb Maribyrnong

Period - From 25/05/2024 to 24/05/2025 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 Poble Wlk AVONDALE HEIGHTS 3034	$735,000	30/04/2025
2	3/37 Middle Rd MARIBYRNONG 3032	$697,000	17/01/2025
3	1 Spurling St MAIDSTONE 3012	$720,000	20/12/2024

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: 25/05/2025 15:56

11 Cavalry Circuit, Maribyrnong Vic 3032



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$730,000
Median Townhouse Price
25/05/2024 - 24/05/2025: $665,000

Comparable Properties



9 Poble Wlk AVONDALE HEIGHTS 3034 (REI)

3 2 2

Price: $735,000
Method: Sold Before Auction
Date: 30/04/2025
Property Type: Townhouse (Res)
Land Size: 132 sqm approx

Agent Comments



3/37 Middle Rd MARIBYRNONG 3032 (REI)

2 1 1

Price: $697,000
Method: Private Sale
Date: 17/01/2025
Property Type: Townhouse (Single)

Agent Comments



1 Spurling St MAIDSTONE 3012 (REI)

3 2 2

Price: $720,000
Method: Private Sale
Date: 20/12/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577

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