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	14 Gordon Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,200,000 Property Type House Suburb Maribyrnong

Period - From 21/05/2024 to 20/05/2025 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	7 Clyde St MARIBYRNONG 3032	$1,150,000	19/05/2025
2	83 Gordon St FOOTSCRAY 3011	$1,020,000	14/05/2025
3	21 Alameda Av MARIBYRNONG 3032	$1,150,000	15/03/2025

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: 21/05/2025 09:18

14 Gordon Street, Maribyrnong Vic 3032



3 2 4

Rooms: 5
Property Type: House
Land Size: 575 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
21/05/2024 - 20/05/2025: $1,200,000

Comparable Properties



7 Clyde St MARIBYRNONG 3032 (REI)

4 1 1

Price: $1,150,000
Method: Private Sale
Date: 19/05/2025
Property Type: House
Land Size: 665 sqm approx

Agent Comments



83 Gordon St FOOTSCRAY 3011 (REI)

4 1 1

Price: $1,020,000
Method: Private Sale
Date: 14/05/2025
Property Type: House

Agent Comments



21 Alameda Av MARIBYRNONG 3032 (REI)

2 1 2

Price: $1,150,000
Method: Private Sale
Date: 15/03/2025
Property Type: House
Land Size: 692 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577

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