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<br>Including suburb and postcode | 7 Bream Street, Maribyrnong Vic 3032 |

## Indicative selling price

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

Range between $1,200,000 & $1,300,000

## Median sale price

Median price $1,230,000 Property Type House Suburb Maribyrnong

Period - From 01/12/2024 to 30/11/2025 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 | 3 River Park Tce MARIBYRNONG 3032 | $1,280,000 | 22/11/2025 |
| 2 | 12 Saltwater Cr MARIBYRNONG 3032 | $1,260,000 | 22/11/2025 |
| 3 | | | |

**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: 01/12/2025 15:15

# 7 Bream Street, Maribyrnong Vic 3032

JellisCraig

Jason Johnson
0438 305 044
jasonjohnson@jelliscraig.com.au




4 3 2

**Property Type:** House
**Land Size:** 390 sqm approx

Agent Comments

24 yr old property.

**Indicative Selling Price**
$1,200,000 - $1,300,000
**Median House Price**
01/12/2024 - 30/11/2025: $1,230,000

## Comparable Properties



**3 River Park Tce MARIBYRNONG 3032 (REI)**

4 3 2

**Price:** $1,280,000
**Method:** Auction Sale
**Date:** 22/11/2025
**Property Type:** House (Res)

Agent Comments

Similar size property in the Edgewater estate. Single car garage



**12 Saltwater Cr MARIBYRNONG 3032 (REI)**

5 3 3

**Price:** $1,260,000
**Method:** Auction Sale
**Date:** 22/11/2025
**Property Type:** House (Res)

Agent Comments

Similar size property in the edgewater estate.

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.



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