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	507/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Unit	Suburb	Maribyrnong
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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 6 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
408/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	$535,000	03-Oct-25
109/44 SKYLINE DRIVE MARIBYRNONG VIC 3032	$545,000	27-Nov-25
206/80 LA SCALA AVENUE MARIBYRNONG VIC 3032	$545,000	08-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 23 January 2026

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408/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032

2 2 1

Sold Price **$535,000** Sold Date **03-Oct-25**

Distance **0km**



109/44 SKYLINE DRIVE MARIBYRNONG VIC 3032

2 2 1

Sold Price **$545,000** Sold Date **27-Nov-25**

Distance **0.12km**



206/80 LA SCALA AVENUE MARIBYRNONG VIC 3032

2 2 1

Sold Price Sold Date **08-Sep-25**

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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