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	6/127 RALEIGH ROAD 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	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Unit	Suburb	Maribyrnong
Period-from	01 Mar 2025	to	28 Feb 2026	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
3/26 MIDDLE ROAD MARIBYRNONG VIC 3032	$690,000	27-May-25
8/40 MIDDLE ROAD MARIBYRNONG VIC 3032	$630,000	11-Dec-25
8/40 MIDDLE ROAD MARIBYRNONG VIC 3032	$630,000	11-Dec-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: 17 March 2026

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3/26 MIDDLE ROAD MARIBYRNONG VIC 3032

3 1 1

Sold Price **$690,000** Sold Date **27-May-25**

Distance **0.37km**



8/40 MIDDLE ROAD MARIBYRNONG VIC 3032

3 - -

Sold Price **$630,000** Sold Date **11-Dec-25**

Distance **0.27km**



2 1 1

Sold Price RS **$630,000** UN Sold Date **11-Dec-25**

Distance **0.27km**

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

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