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	7/4 Belvedere Close, Maribyrnong Vic 3032

Indicative selling price

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

Range between $770,000 & $830,000

Median sale price

Median price $685,000 Property Type Townhouse Suburb Maribyrnong

Period - From 02/07/2025 to 01/07/2026 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	1/37 Warrs Rd MARIBYRNONG 3032	$845,000	01/06/2026
2	1/18 Belvedere Cl MARIBYRNONG 3032	$737,000	14/03/2026
3	3/22 Scovell Cr MAIDSTONE 3012	$780,000	28/02/2026

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: 02/07/2026 14:29

7/4 Belvedere Close, Maribyrnong Vic 3032

Joe Vicino
9379 2000
0438 770 052
joevicino@jelliscraig.com.au



3 3 1

Property Type: Townhouse

Agent Comments

3 Bedroom townhouse with river views

Indicative Selling Price
$770,000 - $830,000
Median Townhouse Price
02/07/2025 - 01/07/2026: $685,000

Comparable Properties



1/37 Warrs Rd MARIBYRNONG 3032 (REI)

3 2 2

Price: $845,000
Method: Private Sale
Date: 01/06/2026
Property Type: Townhouse (Single)

Agent Comments

Similar accommodation, similar condition. In a close by location.



1/18 Belvedere Cl MARIBYRNONG 3032 (REI/VG)

3 1 1

Price: $737,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)

Agent Comments

Same street, similar condition. Smaller property.



3/22 Scovell Cr MAIDSTONE 3012 (REI/VG)

3 3 2

Price: $780,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Single)

Agent Comments

Same accommodation, similar location and similar condition inside.

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