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	2 Waterside Place, Maribyrnong Vic 3032

Indicative selling price

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

Range between $1,450,000 & $1,590,000

Median sale price

Median price $1,252,500 Property Type House Suburb Maribyrnong

Period - From 01/07/2025 to 30/06/2026 Source REIV

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	28 Rosamond Rd MARIBYRNONG 3032	$1,412,000	17/03/2026
2			
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: 17/07/2026 14:18

2 Waterside Place, Maribyrnong Vic 3032

JellisCraig

Thi Nguyen
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5 2 2

Property Type: House (Res)
Land Size: 338 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,590,000
Median House Price
Year ending June 2026: $1,252,500

Comparable Properties



28 Rosamond Rd MARIBYRNONG 3032 (REI/VG)

4 3 2

Price: $1,412,000
Method: Auction Sale
Date: 17/03/2026
Property Type: House (Res)
Land Size: 428 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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