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	45 WOODRUFF AVENUE 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	$1,700,000	&	$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,215,000	Property type	House	Suburb	Maribyrnong
Period-from	01 May 2025	to	30 Apr 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
2 SPEARGRASS STREET MARIBYRNONG VIC 3032	$1,850,000	02-Dec-25
16 WOODRUFF AVENUE MARIBYRNONG VIC 3032	$1,660,000	05-Nov-25
3 EXAMINER STREET MARIBYRNONG VIC 3032	$1,945,000	11-Dec-25

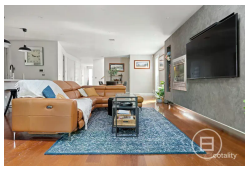
OR

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: 22 May 2026

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2 SPEARGRASS STREET MARIBYRNONG VIC 3032

4 2 3

Sold Price **$1,850,000** Sold Date **02-Dec-25**

Distance **0.22km**



16 WOODRUFF AVENUE MARIBYRNONG VIC 3032

4 2 2

Sold Price **$1,660,000** Sold Date **05-Nov-25**

Distance **0.07km**



3 EXAMINER STREET MARIBYRNONG VIC 3032

5 3 3

Sold Price **$1,945,000** Sold Date **11-Dec-25**

Distance **0.55km**

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

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