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	2/46 Macedon Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between $975,000 & $1,050,000

Median sale price

Median price $1,240,000 Property Type House Suburb Maribyrnong

Period - From 01/04/2026 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	16 Lilardia Av MARIBYRNONG 3032	$1,065,000	13/05/2026
2	43 Waterford Av MARIBYRNONG 3032	$1,000,000	09/05/2026
3	9b Park St FOOTSCRAY 3011	$980,000	06/05/2026

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: 09/07/2026 19:33

2/46 Macedon Street, Maribyrnong Vic 3032

JellisCraig

Adam Hicks
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3 2 2

Property Type: House
Land Size: 268 sqm approx

Indicative Selling Price
$975,000 - $1,050,000
Median House Price
June quarter 2026: $1,240,000

Agent Comments

* Three spacious bedrooms with built in robes, master with full ensuite and walk in robes * Open plan kitchen and meals area * Large lounge room that follows out to the landscaped back yard * Built in study * Large central bathroom with floor to ceiling tiles * Single lock up garage

Comparable Properties



16 Lilardia Av MARIBYRNONG 3032 (REI/VG)

3 2 2

Price: $1,065,000
Method: Private Sale
Date: 13/05/2026
Property Type: House

Agent Comments

Same accommodation and condition. Double storey. Inferior land size.



43 Waterford Av MARIBYRNONG 3032 (REI/VG)

3 2 2

Price: $1,000,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 210 sqm approx

Agent Comments

Same accommodation and condition. Double storey. Inferior land size.



9b Park St FOOTSCRAY 3011 (REI/VG)

3 2 2

Price: $980,000
Method: Private Sale
Date: 06/05/2026
Property Type: Townhouse (Single)
Land Size: 163 sqm approx

Agent Comments

Same accommodation. Double storey. Inferior land size.

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