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	1 Magazine Way, Maribyrnong Vic 3032

Indicative selling price

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

Single price $1,188,000

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	25 Allara Av MARIBYRNONG 3032	$1,120,000	24/07/2026
2	4 Ibis Pl MARIBYRNONG 3032	$1,150,000	02/06/2026
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: 01/08/2026 13:15

1 Magazine Way, Maribyrnong Vic 3032



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,188,000
Median House Price
Year ending June 2026: $1,252,500

Comparable Properties



25 Allara Av MARIBYRNONG 3032 (REI)

4 2 2

Price: $1,120,000
Method: Sold Before Auction
Date: 24/07/2026
Property Type: House (Res)

Agent Comments



4 Ibis Pl MARIBYRNONG 3032 (REI)

4 2 2

Price: $1,150,000
Method: Private Sale
Date: 02/06/2026
Property Type: House

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.

Account - Jas Stephens - Yarraville | P: 03 93169000

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