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	310/55 Cumberland Drive, Maribyrnong Vic 3032

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $500,000 Property Type Unit 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	210/55 Cumberland Dr MARIBYRNONG 3032	$610,000	29/07/2026
2	112/55 Cumberland Dr MARIBYRNONG 3032	$595,000	04/07/2026
3	102/55 Cumberland Dr MARIBYRNONG 3032	$650,000	02/06/2026

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: 06/08/2026 10:18

310/55 Cumberland Drive, Maribyrnong Vic 3032

JellisCraig

Kieran Moloney
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2 2 1

Rooms: 3
Property Type: Apartment

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
Year ending June 2026: $500,000

Agent Comments

Modern apartment offering 2 bed, 2 bath, 1 car & balcony with river views. Located on the top floor.

Comparable Properties



210/55 Cumberland Dr MARIBYRNONG 3032 (REI)

2 2 1

Price: $610,000
Method: Private Sale
Date: 29/07/2026
Property Type: Apartment

Agent Comments

Located in the same building on the floor below.



112/55 Cumberland Dr MARIBYRNONG 3032 (REI)

2 2 1

Price: $595,000
Method: Private Sale
Date: 04/07/2026
Property Type: Apartment
Land Size: 87 sqm approx

Agent Comments

Located in the same building 2 floors below.



102/55 Cumberland Dr MARIBYRNONG 3032 (REI/VG)

2 2 2

Price: $650,000
Method: Private Sale
Date: 02/06/2026
Property Type: Apartment

Agent Comments

Located in the same building 2 floors below. Has a 2nd car.

REIV THE DIFFERENCE | propertydata.com.au

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