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<br>Including suburb and postcode | 27 Bloomfield Avenue, Maribyrnong Vic 3032 |

## Indicative selling price

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

Range between $1,350,000 & $1,400,000

## 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 | 33 Pridham St MARIBYRNONG 3032 | $1,200,000 | 10/08/2026 |
| 2 | 5 Rowe St MARIBYRNONG 3032 | $1,240,000 | 10/07/2026 |
| 3 | 9 The Esplanade MARIBYRNONG 3032 | $1,400,000 | 23/06/2026 |

**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: 04/09/2026 13:37

# 27 Bloomfield Avenue, Maribyrnong Vic 3032

John Morello
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3 1 2

**Rooms:** 5
**Property Type:** House
**Land Size:** 929 sqm approx

**Indicative Selling Price**
$1,350,000 - $1,400,000
**Median House Price**
Year ending June 2026: $1,252,500

Agent Comments

Original family home offering 3 bed, 1 bath & 2 car on 929sqm approx. Perfect for those looking to re-build of re-develop both STCA. Land value sale with land value comp sales.

## Comparable Properties



**33 Pridham St MARIBYRNONG 3032 (REI)**

4 1 2

**Price:** $1,200,000
**Method:** Private Sale
**Date:** 10/08/2026
**Property Type:** House
**Land Size:** 692 sqm approx

Agent Comments

Smaller flatter block.



**5 Rowe St MARIBYRNONG 3032 (REI)**

2 2 2

**Price:** $1,240,000
**Method:** Private Sale
**Date:** 10/07/2026
**Property Type:** House
**Land Size:** 697 sqm approx

Agent Comments

Smaller flatter block.



**9 The Esplanade MARIBYRNONG 3032 (REI/VG)**

5 2 2

**Price:** $1,400,000
**Method:** Sold Before Auction
**Date:** 23/06/2026
**Property Type:** House (Res)
**Land Size:** 650 sqm approx

Agent Comments

Smaller flatter block located closer to the river.



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