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	55 Hillsdale Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $1,242,500 Property Type House Suburb Maribyrnong

Period - From 01/07/2023 to 30/06/2024 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	10/4-12 Fisher Pde ASCOT VALE 3032	$845,000	10/09/2024
2	27 Ibis Pl MARIBYRNONG 3032	$800,000	25/07/2024
3	9/32 Fisher Pde ASCOT VALE 3032	$843,000	17/07/2024

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: 26/09/2024 12:46

55 Hillsdale Avenue, Maribyrnong Vic 3032

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3 2 2

Property Type: House

Agent Comments

Modern 2 story, 3 Bedroom, 2 bathroom home located in Edgewater estate.

Indicative Selling Price
$820,000 - $880,000
Median House Price
Year ending June 2024: $1,242,500

Comparable Properties



10/4-12 Fisher Pde ASCOT VALE 3032 (REI)

3 2 2

Price: $845,000
Method: Private Sale
Date: 10/09/2024
Property Type: Townhouse (Single)

Agent Comments

Similar location, comparable property, comparable accommodation.



27 Ibis Pl MARIBYRNONG 3032 (REI)

3 2 1

Price: $800,000
Method: Private Sale
Date: 25/07/2024
Property Type: House

Agent Comments

Comparable location, comparable property, comparable accommodation.



9/32 Fisher Pde ASCOT VALE 3032 (REI)

3 2 1

Price: $843,000
Method: Private Sale
Date: 17/07/2024
Property Type: Townhouse (Single)

Agent Comments

Comparable location, inferior interior, comparable accommodation.

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