2/2 Hortense Street, Maribyrnong Vic 3032



1 Bed 1 Bath 1 Car
Property Type: Flat
Indicative Selling Price
$349,000
Median House Price
Year ending December 2024:
$515,000

Comparable Properties



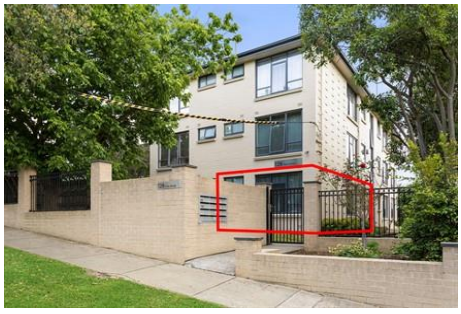
1/246 Buckley Street, Essendon 3040 (REI)

1 Bed 1 Bath 1 Car
Price: $330,000
Method: Private Sale
Date: 23/03/2025
Property Type: Unit
Agent Comments: Older style building with no courtyard, freshly presented.



5/12 Navigator Street, Maribyrnong 3032 (REI)

1 Bed 1 Bath - Car
Price: $330,200
Method: Private Sale
Date: 17/03/2025
Property Type: Unit
Agent Comments: Comparable accommodation with courtyard no car space.



1/128 Park Street, Moonee Ponds 3039 (REI/VG)
1 Bed 1 Bath 1 Car
Price: $320,000
Method: Private Sale
Date: 14/02/2024
Property Type: Apartment
Agent Comments: Older style building with no courtyard.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 2/2 Hortense Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price: $349,000

Median sale price

Median price: $515,000 Unit: x Suburb: Maribyrnong

Period - From: 01/01/2024 to: 31/12/2024 Source: REIV

Comparable property sales

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
1/246 Buckley Street, ESSENDON 3040	$330,000	23/03/2025
5/12 Navigator Street, MARIBYRNONG 3032	$330,200	17/03/2025
1/128 Park Street, MOONEE PONDS 3039	$320,000	14/02/2025

This Statement of Information was prepared on: 02/04/2025 15:15