2 Warrs Road, Maribyrnong VIC 3032



3 Bed 1 Bath 2 Car
Property Type: House (Res)
Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending March 2025:
$1,200,000

Comparable Properties



26 Kellaway Street, Maribyrnong 3032 (REI)

3 Bed 1 Bath 4 Car
Price: $1,340,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Agent Comments: Unrenovated weatherboard on slightly larger block



4 Warrs Road, Maribyrnong 3032 (REI/VG)

3 Bed 1 Bath 3 Car
Price: $1,230,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Agent Comments: Comfortable, largely original weatherboard on slightly smaller land



21 Alameda Avenue, Maribyrnong 3032 (REI)

2 Bed 1 Bath 2 Car
Price: $1,150,000
Method: Private Sale
Date: 15/03/2025
Property Type: House
Agent Comments: Unrenovated weatherboard on similarly sized land

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 Warrs Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between: $1,150,000 & $1,250,000

Median sale price

Median price: $1,200,000 House: x Suburb: Maribyrnong

Period - From: 01/04/2024 to: 31/03/2025 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
26 Kellaway Street, Maribyrnong 3032	$1,340,000	27/03/2025
4 Warrs Road, Maribyrnong 3032	$1,230,000	15/03/2025
21 Alameda Avenue, Maribyrnong 3032	$1,150,000	15/03/2025

This Statement of Information was prepared on: 05/05/2025 12:15