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	16 Macedon Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between $1,180,000 & $1,200,000

Median sale price

Median price $1,150,000 Property Type House Suburb Maribyrnong

Period - From 01/10/2024 to 30/09/2025 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	20 Birdwood St MARIBYRNONG 3032	$1,150,000	12/07/2025
2	14 Oakland St MARIBYRNONG 3032	$1,120,000	06/07/2025
3	14 Gordon St MARIBYRNONG 3032	$1,140,000	05/07/2025

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: 29/10/2025 10:24

16 Macedon Street, Maribyrnong Vic 3032

JellisCraig

John Morello
8378 0500
0412 088 757
johnmorello@jelliscraig.com.au



3 1 2

Rooms: 6
Property Type: House
Land Size: 560 sqm approx

Indicative Selling Price
$1,180,000 - $1,200,000
Median House Price
Year ending September 2025: $1,150,000

Agent Comments

Dated double fronted home offering 3 bed, 1 bath & 2 car. Perfect for those looking to renovate or build STCA.

Comparable Properties



20 Birdwood St MARIBYRNONG 3032 (REI/VG)

3 1 2

Price: $1,150,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 576 sqm approx

Agent Comments

Similar land and location. Home is more updated internally.



14 Oakland St MARIBYRNONG 3032 (VG)

3 - -

Price: $1,120,000
Method: Sale
Date: 06/07/2025
Property Type: Development Site (Res)
Land Size: 673 sqm approx

Agent Comments

Superior land size. Home is more renovated.



14 Gordon St MARIBYRNONG 3032 (REI/VG)

3 2 4

Price: $1,140,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 574 sqm approx

Agent Comments

Similar land. Home is more renovated.

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.