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	1 Middle Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between $1,380,000 & $1,480,000

Median sale price

Median price $1,300,000 Property Type House Suburb Maribyrnong

Period - From 01/04/2025 to 30/06/2025 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	16 Hurtle St ASCOT VALE 3032	$1,500,000	13/09/2025
2	17 Magazine Way MARIBYRNONG 3032	$1,438,000	05/09/2025
3	9 Dale St MARIBYRNONG 3032	$1,476,000	06/08/2025

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: 01/10/2025 18:59

1 Middle Road, Maribyrnong Vic 3032

Irene Androulidakis
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3 2 3

Property Type: House (Res)
Land Size: 739 sqm approx

Agent Comments

Indicative Selling Price
$1,380,000 - $1,480,000
Median House Price
June quarter 2025: $1,300,000

Great size corner block with modern home build 2 years ago, 3 bedrooms 2 bathrooms, separate powder room, laundry and retreat area, open plan modern living with balcony overlooking the immaculate garden, lift access to home as home is build according to flood zone requirements. Very unique home.

Comparable Properties



16 Hurtle St ASCOT VALE 3032 (REI)

3 1 1

Price: $1,500,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 523 sqm approx

Agent Comments

Similar accommodation however Hurtle is on a smaller allotment but traditional style home.



17 Magazine Way MARIBYRNONG 3032 (REI)

3 2 2

Price: $1,438,000
Method: Sold Before Auction
Date: 05/09/2025
Property Type: House (Res)
Land Size: 312 sqm approx

Agent Comments

Excellent comparable as very similar accommodation on a smaller block.



9 Dale St MARIBYRNONG 3032 (REI)

5 2 5

Price: $1,476,000
Method: Sold Before Auction
Date: 06/08/2025
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments

Excellent comparable as in close proximity, accommodation is superior here however older home and smaller block, again tradition floorplan.

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