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	3/127 Raleigh Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between $515,000 & $565,000

Median sale price

Median price $490,000 Property Type Unit 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	8/1 Grandview Av MARIBYRNONG 3032	$565,000	22/10/2025
2	4/3 Ensign St MARIBYRNONG 3032	$500,000	22/09/2025
3	35 Cavalry Cirt MARIBYRNONG 3032	$500,000	17/09/2025

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: 09/12/2025 15:08

3/127 Raleigh Road, Maribyrnong Vic 3032

JellisCraig

Tom Donnelley
9379 2000
0468 437 258
tomdonnelley@jelliscraig.com.au



2 1 1

Property Type: Townhouse

Agent Comments

Modern 2 bedroom townhouse

Indicative Selling Price
$515,000 - $565,000
Median Unit Price
Year ending September 2025: $490,000

Comparable Properties



8/1 Grandview Av MARIBYRNONG 3032 (REI)

2 1 1

Price: $565,000
Method: Private Sale
Date: 22/10/2025
Property Type: Townhouse (Single)

Agent Comments

Offering comparable accommodation located within close proximity to the property.



4/3 Ensign St MARIBYRNONG 3032 (REI/VG)

2 1 1

Price: $500,000
Method: Private Sale
Date: 22/09/2025
Property Type: Unit

Agent Comments

Offering comparable accommodation located within close proximity to the property.



35 Cavalry Cirt MARIBYRNONG 3032 (REI/VG)

2 1 1

Price: $500,000
Method: Private Sale
Date: 17/09/2025
Property Type: Apartment

Agent Comments

Offering comparable accommodation located within close proximity to the property.

REIV THE DIFFERENCE | propertydata.com.au

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