

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

10/10 Middle Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$290,000

&

\$315,000

Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/01/2026

to

31/03/2026

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	24/50 Middle Rd MARIBYRNONG 3032	\$280,000	18/02/2026
2	8/97-99 Raleigh Rd MARIBYRNONG 3032	\$290,000	29/01/2026
3	10/8-10 Clyde St MARIBYRNONG 3032	\$281,000	11/11/2025

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:

08/04/2026 16:18



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Property Type: Unit

Land Size: 55 sqm approx

Agent Comments

Comparable Properties



24/50 Middle Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

1 1 1

Price: \$280,000

Method: Private Sale

Date: 18/02/2026

Property Type: Apartment



8/97-99 Raleigh Rd MARIBYRNONG 3032 (REI)

Agent Comments

1 1 1

Price: \$290,000

Method: Private Sale

Date: 29/01/2026

Property Type: Apartment



10/8-10 Clyde St MARIBYRNONG 3032 (REI)

Agent Comments

1 1 1

Price: \$281,000

Method: Private Sale

Date: 11/11/2025

Property Type: Unit