

## 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

101/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

215/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$350,000	21-Dec-24
308/90 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$375,000	19-Feb-25
309/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$365,000	14-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 20 May 2025


**215/45 EDGEWATER BOULEVARD  
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

**\$350,000**

Sold Date

**21-Dec-24**

Distance

**0km**

**308/90 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

**\$375,000**

Sold Date

**19-Feb-25**

Distance

**0.22km**

**309/88 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

**\$365,000**

Sold Date

**14-Feb-25**

Distance

**0.22km**

RS = Recent sale

UN = Undisclosed Sale

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