

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

109 Raleigh Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,240,000

Property Type House

Suburb Maribyrnong

Period - From 01/04/2026

to

30/06/2026

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	23 Warrs Rd MARIBYRNONG 3032	\$1,610,000	20/06/2026
2	66 Mitchell St MAIDSTONE 3012	\$1,700,000	30/05/2026
3			

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:

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Tim Ash
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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

June quarter 2026: \$1,240,000



5 3 4

Property Type: House

Agent Comments

Original 5 bedroom 3 bathroom house on approx 966m2.

Comparable Properties



23 Warrs Rd MARIBYRNONG 3032 (REI)

4 2 3

Price: \$1,610,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 877 sqm approx

Agent Comments

On a smaller block of land and the house is inferior also. Warrs road doesn't get as much traffic as Raleigh Road.

66 Mitchell St MAIDSTONE 3012 (REI/VG)

4 2 6

Price: \$1,700,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 957 sqm approx

Agent Comments

Located in neighbouring suburb, the property has a similar land size to 109 Raleigh Road. Certain aspects of Mitchell Street have been updated and it has also been rendered on the outside. 109 Raleigh Road Maribyrnong is a bigger home.

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.