

12/8 Clyde Street, Maribyrnong Vic 3032



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$285,000

Median Unit Price

Year ending June 2026: \$500,000

Comparable Properties



7/76 Waverley Street MOONEE PONDS 3039 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$300,000

Method: Private Sale

Date: 25/06/2026

Property Type: Apartment

Agent Comments: Older style apartment with some updates, Moonee Ponds location.



2/35 Newstead Street MARIBYRNONG 3032 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$270,000

Method: Private Sale

Date: 16/06/2026

Property Type: Apartment

Agent Comments: Older style apartment with comparable accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

12/8 Clyde Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$500,000

Unit

x

Suburb

Maribyrnong

Period - From

01/07/2025

to

30/06/2026

Source

REIV

Comparable property sales

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
7/76 Waverley Street MOONEE PONDS 3039	\$300,000	25/06/2026
2/35 Newstead Street MARIBYRNONG 3032	\$270,000	16/06/2026

This Statement of Information was prepared on:

21/08/2026 17:52