

## 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

12 LANYON LANE MARIBYRNONG VIC 3032

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,237,500

Property type

Land

Suburb

Maribyrnong

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 2 LANYON LANE MARIBYRNONG VIC 3032 | \$520,000 | 03-Dec-25 |
| 4 LANYON LANE MARIBYRNONG VIC 3032 | \$500,000 | 18-Feb-26 |
|                                    |           |           |

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: 16 April 2026



## 2 LANYON LANE MARIBYRNONG VIC 3032

Sold Price

**\$520,000**

Sold Date

**03-Dec-25**


-



-



-

Distance

**0km**


## 4 LANYON LANE MARIBYRNONG VIC 3032

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date

**18-Feb-26**


-



-



-

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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