

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

2 Waterside Place, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Maribyrnong

Period - From 01/04/2025

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	2 Speargrass St MARIBYRNONG 3032	\$1,850,000	02/12/2025
2	16 Woodruff Av MARIBYRNONG 3032	\$1,660,000	15/11/2025
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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Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

Year ending March 2026: \$1,270,000



5 2 2

Property Type: House

Land Size: 337 sqm approx

Agent Comments

Comparable Properties



2 Speargrass St MARIBYRNONG 3032 (REI/VG)

Agent Comments

4 2 3

Price: \$1,850,000

Method: Sold Before Auction

Date: 02/12/2025

Property Type: House (Res)

Land Size: 450 sqm approx



16 Woodruff Av MARIBYRNONG 3032 (REI/VG)

Agent Comments

4 2 2

Price: \$1,660,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 360 sqm approx

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.