

212/45 Edgewater Boulevard, Maribyrnong Vic 3032



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$345,000

Median House Price

Year ending March 2026: \$490,000

Comparable Properties



905/72 Wests Road, Maribyrnong 3032 (REI)

1 Bed 1 Bath 1 Car

Price: \$350,000

Method: Private Sale

Date: 07/05/2026

Property Type: Apartment

Agent Comments: Modern one bedroom apartment with comparable accommodation



514/45 Edgewater Boulevard, Maribyrnong 3032 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$345,000

Method: Private Sale

Date: 25/02/2026

Property Type: Apartment

Agent Comments: 1 bedroom apartment located in the same building.



G10/45 Edgewater Boulevard, Maribyrnong 3032 (VG)

1 Bed 1 Bath 1 Car

Price: \$320,000

Method: Sale

Date: 06/02/2026

Property Type: Strata Unit/Flat

Agent Comments: 1 bedroom apartment located in the same building, lower level with no views.

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

212/45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$345,000

Median sale price

Median price

\$490,000

Unit

x

Suburb

Maribyrnong

Period - From

01/04/2025

to

31/03/2026

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
905/72 Wests Road, MARIBYRNONG 3032	\$350,000	07/05/2026
514/45 Edgewater Boulevard, MARIBYRNONG 3032	\$345,000	25/02/2026
G10/45 Edgewater Boulevard, MARIBYRNONG 3032	\$320,000	06/02/2026

This Statement of Information was prepared on:

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