

25 Chicago Street, Maribyrnong Vic 3032



Bed Bath Car
Property Type: Land
Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price

Comparable Properties



28 Rowe Street, Maribyrnong 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$980,000
Method: Sold Before Auction
Date: 04/02/2024
Property Type: House (Res)
Land Size: 465 sqm approx
Agent Comments: Comparable size, inferior location, house has no value, land only



17 Clyde Street, Maribyrnong 3032 (REI)
2 Bed 1 Bath 2 Car
Price: \$930,000
Method: Private Sale
Date: 03/02/2026
Property Type: House
Land Size: 510 sqm approx
Agent Comments: House has no value, land only, comparable size, inferior location in flood zone



61 Mitchell Street, Maribyrnong 3032 (REI/VG)
3 Bed 1 Bath 1 Car
Price: \$1,055,000
Method: Auction Sale
Date: 09/12/2025
Property Type: House
Land Size: 355 sqm approx
Agent Comments: Land value only, inferior location, inferior size

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

25 Chicago Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$ House Unit Suburb Maribyrnong

Period - From to 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
28 Rowe Street, MARIBYRNONG 3032	\$980,000	04/02/2026
17 Clyde Street, MARIBYRNONG 3032	\$930,000	03/02/2026
61 Mitchell Street, MARIBYRNONG 3032	\$1,055,000	09/12/2025

This Statement of Information was prepared on:

16/03/2026 11:19

"When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980."