

# 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 25c Kellaway Street, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$1,125,000 Property Type House Suburb Maribyrnong

Period - From 01/10/2023 to 31/12/2023 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	23 Eveline Av MARIBYRNONG 3032	\$950,000	28/11/2023
2	25 Eveline Av MARIBYRNONG 3032	\$936,000	27/11/2023
3	53 Magazine Way MARIBYRNONG 3032	\$920,000	08/12/2023

**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: 29/02/2024 14:51



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
December quarter 2023: \$1,125,000

## Comparable Properties

**23 Eveline Av MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$950,000  
**Method:**  
**Date:** 28/11/2023  
**Property Type:** House

**25 Eveline Av MARIBYRNONG 3032 (REI/VG)**

Agent Comments



**Price:** \$936,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2023  
**Property Type:** House (Res)  
**Land Size:** 203 sqm approx

**53 Magazine Way MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 08/12/2023  
**Property Type:** House

**Account** - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525