

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

27 Bloomfield Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,252,500

Property Type House

Suburb Maribyrnong

Period - From 01/07/2025

to 30/06/2026

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.

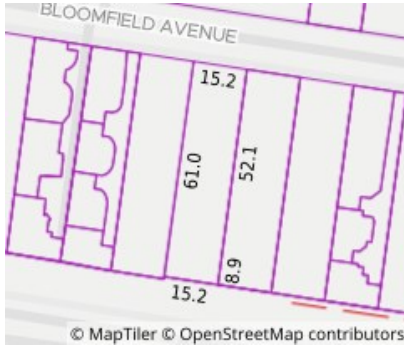
	Address of comparable property	Price	Date of sale
1	19 Ramsay St ABERFELDIE 3040	\$1,720,000	03/07/2026
2	9 The Esplanade MARIBYRNONG 3032	\$1,400,000	23/06/2026
3	23 Warrs Rd MARIBYRNONG 3032	\$1,610,000	20/06/2026

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:

07/08/2026 16:30



Rooms: 5

Property Type: House

Land Size: 929 sqm approx

Agent Comments

Original family home offering 3 bed, 1 bath & 2 car on 929sqm approx. Perfect for those looking to re-build or re-develop both STCA.

Comparable Properties



19 Ramsay St ABERFELDIE 3040 (REI)



Price: \$1,720,000

Method: Private Sale

Date: 03/07/2026

Property Type: House (Res)

Land Size: 761 sqm approx

Agent Comments

Smaller flatter block in a superior location.



9 The Esplanade MARIBYRNONG 3032 (REI)



Price: \$1,400,000

Method: Sold Before Auction

Date: 23/06/2026

Property Type: House (Res)

Agent Comments

Smaller flatter block in a superior location. Bigger house.



23 Warrs Rd MARIBYRNONG 3032 (REI)



Price: \$1,610,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 877 sqm approx

Agent Comments

Corner block offering extra development potential.