

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

317/45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$345,000 & \$375,000

Median sale price

Median price

\$352,750

Property Type

Unit

Suburb

Maribyrnong

Period - From

25/08/2025

to

24/08/2026

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
1 514/45 Edgewater Boulevard MARIBYRNONG 3032	\$345,000	25/02/2026
2 507/72 Wests Road MARIBYRNONG 3032	\$365,000	10/03/2026
3 811/72 Wests Road MARIBYRNONG 3032	\$370,000	17/06/2026

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:

24/08/2026 14:52



1 BED 1 BATH 1 CAR

Property Type: Apartment

1 Bedroom | 1 Bathroom | 1 Car

Agent Comments

Indicative Selling Price

\$345,000 - \$375,000

Median 1 Bedroom Unit Price

12 months to Aug 2026: \$352,750

Comparable Properties



514/45 Edgewater Boulevard MARIBYRNONG 3032

Agent Comments

1 BED 1 BATH 1 CAR

Price: \$345,000

Method: Private Sale

Date: 25/02/2026

Property Type: Apartment



507/72 Wests Road MARIBYRNONG 3032

Agent Comments

1 BED 1 BATH 1 CAR

Price: \$365,000

Method: Private Sale

Date: 10/03/2026

Property Type: Apartment



811/72 Wests Road MARIBYRNONG 3032

Agent Comments

1 BED 1 BATH 1 CAR

Price: \$370,000

Method: Private Sale

Date: 17/06/2026

Property Type: Apartment

