

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

4/48 MIDDLE ROAD MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

2/61 MIDDLE ROAD MARIBYRNONG VIC 3032	\$700,000	05-Jun-25
3/61 MIDDLE ROAD MARIBYRNONG VIC 3032	\$685,000	21-Sep-25
25C MACEDON STREET MARIBYRNONG VIC 3032	\$689,000	02-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 30 July 2026

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**2/61 MIDDLE ROAD
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$700,000** Sold Date **05-Jun-25**

Distance **0.12km**



**3/61 MIDDLE ROAD
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$685,000** Sold Date **21-Sep-25**

Distance **0.12km**



**25C MACEDON STREET
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$689,000** Sold Date **02-Apr-26**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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