

4 Ibis Place, Maribyrnong Vic 3032



4 Bed 2 Bath 2 Car

Property Type: House

Indicative Selling Price

\$1,150,000- \$1,250,000

Median House Price

Year ending March 2026:

\$1,270,000

Comparable Properties



13 Cumberland Drive, MARIBYRNONG 3032 (REI)

4 Bed 3 Bath 2 Car

Price: \$1,240,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Agent Comments: Situated in the same Estate. Also contained 3 bathrooms.



12 Pier Lane, MARIBYRNONG 3032 (REI/VG)

3 Bed 3 Bath 2 Car

Price: \$1,165,000

Method: Private Sale

Date: 02/02/2026

Property Type: House (Res)

Agent Comments: Smaller allotment, situated in the same Estate. Facing the Pier and park.



15 Allara Avenue, MARIBYRNONG 3032 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$1,150,000

Method: Private Sale

Date: 17/12/2025

Property Type: House

Agent Comments: Not in Edgewater.

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

4 Ibis Place, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,270,000 House x Suburb Maribyrnong

Period - From 01/04/2025 to 31/03/2026 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
13 Cumberland Drive, MARIBYRNONG 3032	\$950,000	11/04/2026
12 Pier Lane, MARIBYRNONG 3032	\$1,025,000	02/02/2026
15 Allara Avenue, MARIBYRNONG 3032	\$1,150,000	17/12/2025

This Statement of Information was prepared on:

13/04/2026 10:38