

5 Cedar Drive, Maribyrnong Vic 3032



3 Bed 2 Bath 2 Car

Property Type: House (Res)

Land Size: 350 sqm approx

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2026;

\$1,270,000

Comparable Properties



37 Village Way, Maribyrnong 3032 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$1,140,000

Method: Sold Before Auction

Date: 01/02/2026

Property Type: House

Land Size: 311 sqm approx

Agent Comments: Same attributes, smaller land.



26A Mitchell Street, Maribyrnong 3032 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$1,081,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 283 sqm approx

Agent Comments: Same attributes, inferior location.



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

Land Size: 270 sqm approx

Agent Comments: Same attributes, inferior location.

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

5 Cedar Drive, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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
37 Village Way, MARIBYRNONG 3032	\$1,140,000	01/02/2026
26A Mitchell Street, MARIBYRNONG 3032	\$1,081,000	31/01/2026
15 Allara Avenue, MARIBYRNONG 3032	\$1,150,000	17/12/2025

This Statement of Information was prepared on:

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