

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

5 Central Park Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$890,000

&

\$950,000

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.

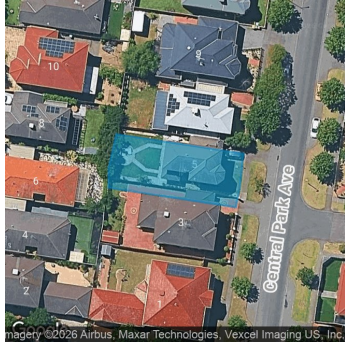
	Address of comparable property	Price	Date of sale
1	28 Kallara Gr MARIBYRNONG 3032	\$930,000	11/06/2026
2	43 Waterford Av MARIBYRNONG 3032	\$1,000,000	09/05/2026
3	16 Waterford Av MARIBYRNONG 3032	\$875,000	01/04/2026

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:

14/08/2026 15:48



Property Type: House

Land Size: 363 sqm approx

Agent Comments

The property is a dual level family home in the Waterford Estate, close to parks and the Maribyrnong River Walking track.

Comparable Properties

28 Kallara Gr MARIBYRNONG 3032 (VG)



Price: \$930,000

Method: Sale

Date: 11/06/2026

Property Type: House (Res)

Land Size: 330 sqm approx

Agent Comments

Comparable 3 bedroom home with similar specs on a similar land size. Central Park Ave is superior in that it is a newer build, however inferior in that it requires some work.



43 Waterford Av MARIBYRNONG 3032 (REI/VG)



Price: \$1,000,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 210 sqm approx

Agent Comments

The properties are comparable in that they are situated in the same estate with similar specs. Central Park Ave is superior in that it is a larger land size, however inferior in that it is not as updated.



16 Waterford Av MARIBYRNONG 3032 (REI/VG)



Price: \$875,000

Method: Private Sale

Date: 01/04/2026

Property Type: Townhouse (Single)

Land Size: 210 sqm approx

Agent Comments

The properties are comparable in that they are situated in the same estate with similar specs. Central Park Ave is superior in that it is a larger land size, however inferior in that it is not as updated.