

9/10 Middle Road, Maribyrnong Vic 3032



2 Bed 1 Bath 1 Car

Property Type: House (Res)

Indicative Selling Price

\$445,000

Median House Price

Year ending March 2026: \$490,000

Comparable Properties



9/125 Raleigh Road, Maribyrnong 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$440,000

Method: Sold Before Auction

Date: 16/04/2026

Property Type: Apartment

Agent Comments: inferior location, superior size, comparable presentation



203/66 Wests Road, Maribyrnong 3032 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$430,000

Method: Private Sale

Date: 17/03/2026

Property Type: Apartment

Agent Comments: superior presentation, inferior location, comparable size



1/14 Navigator Street, Maribyrnong 3032 (VG)

2 Bed 1 Bath 1 Car

Price: \$415,000

Method: Sale

Date: 21/01/2026

Property Type: Strata Unit/Flat

Agent Comments: comparable location, inferior presentation, comparable size

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

9/10 Middle Road, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$445,000

Median sale price

Median price

\$490,000

Unit

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
9/125 Raleigh Road, MARIBYRNONG 3032	\$440,000	16/04/2026
203/66 Wests Road, MARIBYRNONG 3032	\$430,000	17/03/2026
1/14 Navigator Street, MARIBYRNONG 3032	\$415,000	21/01/2026

This Statement of Information was prepared on:

29/05/2026 12:45