

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

90 Kynoch Lane, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Maribyrnong

Period - From

17/03/2025

to

16/03/2026

Source

Property Data

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	13/31 Warrs Rd MARIBYRNONG 3032	\$613,000	04/02/2026
2	3/12 Bosquet St MAIDSTONE 3012	\$590,000	08/01/2026
3	8/40 Middle Rd MARIBYRNONG 3032	\$630,000	11/12/2025

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:

17/03/2026 12:49

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Indicative Selling Price

\$570,000 - \$620,000

Median House Price

17/03/2025 - 16/03/2026: \$1,250,000



2 2 1

Property Type: House (Res)**Land Size:** 95 sqm approx**Agent Comments**

A two-bedroom townhouse in the heart of Maribyrnong, featuring a master bedroom with ensuite, open-plan living and a dedicated study. Ideally located close to public transport, the Maribyrnong River and Highpoint Shopping Centre.

Comparable Properties

**13/31 Warrs Rd MARIBYRNONG 3032 (REI)**

2 1 1

Price: \$613,000**Method:** Private Sale**Date:** 04/02/2026**Rooms:** 4**Property Type:** Townhouse (Res)**Agent Comments**

The properties are comparable in that they are situated in the same suburb. It is superior in that it seems to be updated internally, however inferior in that it has 1 less bathroom, the building is older and it is on a busy road.

**3/12 Bosquet St MAIDSTONE 3012 (REI/VG)**

2 2 1

Price: \$590,000**Method:** Private Sale**Date:** 08/01/2026**Property Type:** Townhouse (Single)**Agent Comments**

The properties are comparable in that they are similar specs, however is superior in that it is a much newer property, however is situated in an inferior location.

**8/40 Middle Rd MARIBYRNONG 3032 (REI/VG)**

2 1 1

Price: \$630,000**Method:** Sold Before Auction**Date:** 11/12/2025**Rooms:** 4**Property Type:** Townhouse (Res)**Agent Comments**

The properties are comparable in that they are situated in the same suburb. The property is superior in that the property has been updated and closer to the Maribyrnong River walking track. It is inferior in that it has 1 less bathroom and the build is older.

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