

# 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

g16/55 Cumberland Drive, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$660,000

### Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/04/2024

to

31/03/2025

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	501/4 La Scala Av MARIBYRNONG 3032	\$650,000	27/03/2025
2	31/14 Horizon Dr MARIBYRNONG 3032	\$632,500	07/01/2025
3	316/55 Cumberland Dr MARIBYRNONG 3032	\$645,000	27/11/2024

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:

24/04/2025 14:45



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Property Type: Apartment  
Agent Comments  
Freshly updated 2 bedroom apartment

## Comparable Properties



501/4 La Scala Av MARIBYRNONG 3032 (REI)

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Price: \$650,000  
Method: Private Sale  
Date: 27/03/2025  
Property Type: Apartment

Agent Comments  
Similar style building, offering comparable accommodation.



31/14 Horizon Dr MARIBYRNONG 3032 (REI/VG)

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Price: \$632,500  
Method: Private Sale  
Date: 07/01/2025  
Property Type: Townhouse (Single)

Agent Comments  
Similar style building, offering comparable accommodation.



316/55 Cumberland Dr MARIBYRNONG 3032 (REI/VG)

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Price: \$645,000  
Method: Private Sale  
Date: 27/11/2024  
Property Type: Apartment

Agent Comments  
Similar style building, offering comparable accommodation.