

## 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 RIVER PARK TERRACE MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

### 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 6 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

11 TAMUK STREET MARIBYRNONG VIC 3032	\$1,201,000	13-Dec-25
3 RIVER PARK TERRACE MARIBYRNONG VIC 3032	\$1,280,000	22-Nov-25

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 6 months.

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**11 TAMUK STREET MARIBYRNONG  
VIC 3032**

 4  2  2

Sold Price

**\$1,201,000**

Sold Date

**13-Dec-25**

Distance

**0.36km**



**3 RIVER PARK TERRACE  
MARIBYRNONG VIC 3032**

 4  3  2

Sold Price

**\$1,280,000**

Sold Date

**22-Nov-25**

Distance

**0.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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