

## 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

15/3-5 GRANDVIEW AVENUE 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$503,750

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jun 2025

to

31 May 2026

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

18/3-5 GRANDVIEW AVENUE MARIBYRNONG VIC 3032	\$590,000	14-Feb-26
13/52-56 MIDDLE ROAD MARIBYRNONG VIC 3032	\$585,000	17-Mar-26
3/127 RALEIGH ROAD MARIBYRNONG VIC 3032	\$560,000	30-Jan-26

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.~~

This Statement of Information was prepared on: 18 June 2026



**18/3-5 GRANDVIEW AVENUE  
 MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$590,000** Sold Date **14-Feb-26**

Distance **0km**



**13/52-56 MIDDLE ROAD  
 MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$585,000** Sold Date **17-Mar-26**

Distance **0.76km**



**3/127 RALEIGH ROAD  
 MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$560,000** Sold Date **30-Jan-26**

Distance **0.6km**

RS = Recent sale      UN = Undisclosed Sale

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