

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

18/3-5 GRANDVIEW AVENUE MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see 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

\$495,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2025

to

31 Jan 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

31/9 FABIAN COURT MARIBYRNONG VIC 3032	\$600,000	06-Sep-25
1/129 THE PARADE ASCOT VALE VIC 3032	\$567,500	08-Nov-25
8/1 GRANDVIEW AVENUE MARIBYRNONG VIC 3032	\$565,000	13-Oct-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.~~

This Statement of Information was prepared on: 03 February 2026



**31/9 FABIAN COURT
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$600,000** Sold Date **06-Sep-25**

Distance **0.06km**



**1/129 THE PARADE ASCOT VALE
VIC 3032**

 2  1  1

Sold Price **\$567,500** Sold Date **08-Nov-25**

Distance **1.42km**



**8/1 GRANDVIEW AVENUE
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$565,000** Sold Date **13-Oct-25**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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