

## 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

10 PARADE SQUARE 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Aug 2025

to

31 Jul 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 25C MACEDON STREET MARIBYRNONG VIC 3032 | \$689,000 | 02-Apr-26 |
| 13 PARADE SQUARE MARIBYRNONG VIC 3032   | \$682,500 | 21-Oct-25 |
| 112 BLAIR STREET MARIBYRNONG VIC 3032   | \$665,000 | 13-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: 14 August 2026

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**25C MACEDON STREET  
MARIBYRNONG VIC 3032**
 2  1  1

Sold Price

**\$689,000**

Sold Date **02-Apr-26**

Distance **1.09km**

**13 PARADE SQUARE  
MARIBYRNONG VIC 3032**
 3  2  1

Sold Price

**\$682,500**

Sold Date **21-Oct-25**

Distance **0km**

**112 BLAIR STREET MARIBYRNONG  
VIC 3032**
 3  2  2

Sold Price

**\$665,000**

Sold Date **13-Jan-26**

Distance **0.11km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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