Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 12/10/26

Property offered for sale

Address
Including suburb and postcode: 216/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
Unit	2	2	1	87.76m²	4,580m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

~~Single price~~

or

Range between $550,000 & $580,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price $500,000 | Property type Unit | Suburb Maribyrnong

Period: from 01 Oct 2025 to 30 Sep 2026 | Source Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
205A/2 WESTS ROAD MARIBYRNONG VIC 3032	$598,000	16-Sep-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	2	2	1	110m²	3,856m²

Comparable property 2

Address	Sale price	Date of sale
504/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	$565,000	12-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	2	2	1	97m²	3,016m²

Comparable property 3

Address	Sale price	Date of sale
702/7 SLOANE STREET MARIBYRNONG VIC 3032	$560,000	31-Jul-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	2	2	1	73m²	557m²

Reason there are fewer than three comparable properties

☐ ~~**I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**~~

~~Explain the reason the agent or agent's representative believes that fewer than three comparable properties:~~

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$_____
Unconditional sale date	_____/_____/_____

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205A/2 WESTS ROAD MARIBYRNONG VIC 3032

UNIT

2 2 1 3,856m² 110m²

Sold Price RS $598,000 Sold Date 16-Sep-26

Distance 1.42km



504/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032

UNIT

2 2 1 3,016m² 97m²

Sold Price $565,000 Sold Date 12-Jun-26

Distance 0.22km



702/7 SLOANE STREET MARIBYRNONG VIC 3032

UNIT

2 2 1 557m² 73m²

Sold Price $560,000 Sold Date 31-Jul-26

Distance 1.23km

RS = Recent sale UN = Undisclosed Sale

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