

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

1/127 RALEIGH ROAD 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Nov 2024

to

31 Oct 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

2/61 MIDDLE ROAD MARIBYRNONG VIC 3032	\$700,000	05-Jun-25
3/26 MIDDLE ROAD MARIBYRNONG VIC 3032	\$690,000	27-May-25
22 GATEHOUSE PLACE MARIBYRNONG VIC 3032	\$680,000	23-Jun-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: 19 November 2025

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**2/61 MIDDLE ROAD
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$700,000** Sold Date **05-Jun-25**

Distance **0.23km**



**3/26 MIDDLE ROAD
MARIBYRNONG VIC 3032**

 3  1  1

Sold Price **\$690,000** Sold Date **27-May-25**

Distance **0.37km**



**22 GATEHOUSE PLACE
MARIBYRNONG VIC 3032**

 3  1  1

Sold Price **\$680,000** Sold Date **23-Jun-25**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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