

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

2/127 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,750

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jul 2025

to

30 Jun 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

6/127 RALEIGH ROAD MARIBYRNONG VIC 3032	\$635,000	05-Mar-26
24/52-56 MIDDLE ROAD MARIBYRNONG VIC 3032	\$620,000	27-May-26
13/31 WARRS ROAD MARIBYRNONG VIC 3032	\$613,000	04-Feb-26

OR

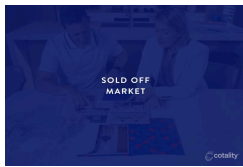
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 July 2026

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**6/127 RALEIGH ROAD
MARIBYRNONG VIC 3032**
 3  1  1

Sold Price **\$635,000** Sold Date **05-Mar-26**

Distance **0km**

**24/52-56 MIDDLE ROAD
MARIBYRNONG VIC 3032**
 2  1  1

Sold Price ^{RS} **\$620,000** Sold Date **27-May-26**

Distance **0.29km**

**13/31 WARRS ROAD
MARIBYRNONG VIC 3032**
 2  1  1

Sold Price ^{RS} **\$613,000** Sold Date **04-Feb-26**

Distance **0.49km**
RS = Recent sale

UN = Undisclosed Sale

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