

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

408/45 Edgewater Boulevard, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$545,000

Median sale price

Median price

\$440,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

19/08/2024

to

18/08/2025

Source

Property Data

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 six 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
1	207/8 Burrowes St ASCOT VALE 3032	\$546,500	04/07/2025
2	304/2b Ballarat Rd FOOTSCRAY 3011	\$543,000	24/06/2025
3	203/60 La Scala Av MARIBYRNONG 3032	\$530,000	19/06/2025

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 six months.~~

This Statement of Information was prepared on:

19/08/2025 14:55



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$545,000
Median Unit Price
19/08/2024 - 18/08/2025: \$440,000

Comparable Properties



207/8 Burrowes St ASCOT VALE 3032 (REI)

Agent Comments

2 1 1

Price: \$546,500
Method: Private Sale
Date: 04/07/2025
Rooms: 3
Property Type: Apartment



304/2b Ballarat Rd FOOTSCRAY 3011 (REI)

Agent Comments

2 2 1

Price: \$543,000
Method: Private Sale
Date: 24/06/2025
Property Type: Apartment



203/60 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$530,000
Method: Private Sale
Date: 19/06/2025
Property Type: Apartment