

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

23 Kellaway Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,145,000

Property Type

House

Suburb

Maribyrnong

Period - From

08/09/2024

to

07/09/2025

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	12 Wirilda Way MAIDSTONE 3012	\$1,350,000	23/08/2025
2	2 Warrs Rd MARIBYRNONG 3032	\$1,300,000	31/05/2025
3	26 Kellaway St MARIBYRNONG 3032	\$1,340,000	27/03/2025

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:

08/09/2025 09:04



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
08/09/2024 - 07/09/2025: \$1,145,000

Comparable Properties



12 Wirilda Way MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House
Land Size: 614 sqm approx



2 Warrs Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 672 sqm approx



26 Kellaway St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,340,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 700 sqm approx

Account - Biggin & Scott | P: 03 9317 5577