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	5 Rowe Street, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,400,000

Median sale price

Median price	\$1,200,000	Pro	pperty Type Ho	ouse		Suburb	Maribyrnong
Period - From	13/11/2024	to	12/11/2025	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	16 Macedon St MARIBYRNONG 3032	\$1,325,000	01/11/2025
2	11 Navigator St MARIBYRNONG 3032	\$1,475,000	06/10/2025
3	36 Kellaway St MARIBYRNONG 3032	\$1,380,000	09/09/2025

OR

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

This Statement of Information was prepared on:	13/11/2025 11:07













Property Type: Agent Comments

Indicative Selling Price \$1,400,000 **Median House Price** 13/11/2024 - 12/11/2025: \$1,200,000

Comparable Properties



16 Macedon St MARIBYRNONG 3032 (REI)



Agent Comments

Price: \$1,325,000 Method: Auction Sale Date: 01/11/2025

Property Type: House (Res) Land Size: 560 sqm approx



11 Navigator St MARIBYRNONG 3032 (REI)







Agent Comments

Price: \$1,475,000 Method: Private Sale Date: 06/10/2025 Property Type: House Land Size: 922 sqm approx



36 Kellaway St MARIBYRNONG 3032 (REI)



Price: \$1,380,000 Method: Private Sale

Date: 09/09/2025 Property Type: House Land Size: 697 sqm approx **Agent Comments**

Account - Biggin & Scott | P: 03 9317 5577





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