

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 5 Rowe Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$1,320,000

Median sale price

Median price \$1,302,500

Property Type House

Suburb Maribyrnong

Period - From 01/10/2025

to 31/12/2025

Source REIV

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	42 Pridham St MARIBYRNONG 3032	\$1,345,000	19/01/2026
2	306 Gordon St MARIBYRNONG 3032	\$1,250,000	10/11/2025
3	16 Macedon St MARIBYRNONG 3032	\$1,325,000	01/11/2025

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:

21/02/2026 13:50



Property Type:
Agent Comments

Indicative Selling Price
\$1,320,000
Median House Price
December quarter 2025: \$1,302,500

Comparable Properties



42 Pridham St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,345,000
Method: Private Sale
Date: 19/01/2026
Property Type: House



306 Gordon St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 10/11/2025
Property Type: House (Res)
Land Size: 836 sqm approx



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

Account - Biggin & Scott | P: 03 9317 5577