

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

16/52 Middle Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$486,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

19/01/2025

to

18/01/2026

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.

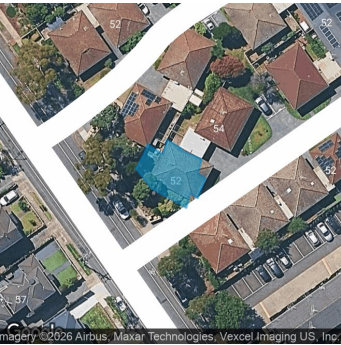
	Address of comparable property	Price	Date of sale
1	4/3 Ensign St MARIBYRNONG 3032	\$500,000	22/09/2025
2	68 Kynoch La MARIBYRNONG 3032	\$550,000	01/08/2025
3	2/17 Hurtle St ASCOT VALE 3032	\$527,000	21/07/2025

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:

19/01/2026 10:17



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
19/01/2025 - 18/01/2026: \$486,500

Comparable Properties



4/3 Ensign St MARIBYRNONG 3032 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 22/09/2025
Property Type: Unit



68 Kynoch La MARIBYRNONG 3032 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 01/08/2025
Property Type: Townhouse (Single)



2/17 Hurtle St ASCOT VALE 3032 (REI/VG)

Agent Comments



Price: \$527,000
Method: Private Sale
Date: 21/07/2025
Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788