

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

93 Village Way, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$650,000 Property Type Townhouse Suburb Maribyrnong
Period - From 20/01/2025 to 19/01/2026 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	8 Rafa Ct MARIBYRNONG 3032	\$685,000	16/12/2025
2	46 Village Way MARIBYRNONG 3032	\$692,000	01/09/2025
3	6/4 Wests Rd MARIBYRNONG 3032	\$660,000	30/08/2025

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:

20/01/2026 13:54



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1

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 140 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Townhouse Price

20/01/2025 - 19/01/2026: \$650,000

Comparable Properties



8 Rafa Ct MARIBYRNONG 3032 (REI)



3



2



2

Agent Comments

Price: \$685,000

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Res)



46 Village Way MARIBYRNONG 3032 (REI)



3



2



2

Agent Comments

Price: \$692,000

Method: Private Sale

Date: 01/09/2025

Property Type: Townhouse (Single)



6/4 Wests Rd MARIBYRNONG 3032 (REI)



4



2



2

Agent Comments

Price: \$660,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9317 5577