

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 30 Alameda Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$1,090,000

Median sale price

Median price \$1,252,500

Property Type House

Suburb Maribyrnong

Period - From 30/03/2025

to 29/03/2026

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	26A Mitchell St MARIBYRNONG 3032	\$1,081,000	31/01/2026
2	61 Mitchell St MARIBYRNONG 3032	\$1,055,000	09/12/2025
3	7 Metters St MARIBYRNONG 3032	\$1,051,000	18/11/2025

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:

30/03/2026 09:34



4 3 2

Property Type: House
Land Size: 277 sqm approx
Agent Comments

Indicative Selling Price
\$1,090,000
Median House Price
30/03/2025 - 29/03/2026: \$1,252,500

Comparable Properties



26A Mitchell St MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$1,081,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 283 sqm approx



61 Mitchell St MARIBYRNONG 3032 (REI)

Agent Comments

3 1 1

Price: \$1,055,000
Method: Auction Sale
Date: 09/12/2025
Property Type: House
Land Size: 355 sqm approx



7 Metters St MARIBYRNONG 3032 (REI)

Agent Comments

4 2 1

Price: \$1,051,000
Method: Private Sale
Date: 18/11/2025
Property Type: House (Res)
Land Size: 294 sqm approx

Account - Biggin & Scott | P: 03 9317 5577