

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,085,000

### Median sale price

Median price \$1,250,000

Property Type House

Suburb Maribyrnong

Period - From 14/04/2025

to 13/04/2026

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:

14/04/2026 08:36



4   3   2

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

**Indicative Selling Price**  
\$1,085,000  
**Median House Price**  
14/04/2025 - 13/04/2026: \$1,250,000

## 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

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