

# 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 209/60 Edgewater Boulevard, 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 \$540,000

### Median sale price

Median price \$488,000

Property Type Unit

Suburb Maribyrnong

Period - From 07/04/2025

to 06/04/2026

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	304/30 La Scala Av MARIBYRNONG 3032	\$535,000	23/03/2026
2	202/8 Horizon Dr MARIBYRNONG 3032	\$540,000	10/03/2026
3	304/11 Horizon Dr MARIBYRNONG 3032	\$530,000	23/01/2026

**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:

07/04/2026 14:02



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$540,000  
**Median Unit Price**  
07/04/2025 - 06/04/2026: \$488,000

## Comparable Properties



**304/30 La Scala Av MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 23/03/2026  
**Property Type:** Apartment



**202/8 Horizon Dr MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 10/03/2026  
**Property Type:** Apartment



**304/11 Horizon Dr MARIBYRNONG 3032 (REI)**

Agent Comments



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 23/01/2026  
**Property Type:** Unit