

# 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

1/37 Warrs Road, 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 \$879,000

### Median sale price

Median price \$685,000

Property Type Townhouse

Suburb Maribyrnong

Period - From 25/05/2025

to 24/05/2026

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	16 Waterford Av MARIBYRNONG 3032	\$875,000	01/04/2026
2	42b Rosamond Rd MARIBYRNONG 3032	\$896,000	03/03/2026
3	18 Cornwall PI MARIBYRNONG 3032	\$890,000	02/01/2026

**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:

25/05/2026 10:22



3   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$879,000

**Median Townhouse Price**

25/05/2025 - 24/05/2026: \$685,000

## Comparable Properties



**16 Waterford Av MARIBYRNONG 3032 (REI)**

Agent Comments

3   2   2

**Price:** \$875,000

**Method:** Private Sale

**Date:** 01/04/2026

**Property Type:** Townhouse (Single)



**42b Rosamond Rd MARIBYRNONG 3032 (REI)**

Agent Comments

3   3   2

**Price:** \$896,000

**Method:** Sold Before Auction

**Date:** 03/03/2026

**Property Type:** House (Res)

**Land Size:** 168 sqm approx



**18 Cornwall PI MARIBYRNONG 3032 (REI)**

Agent Comments

3   2   2

**Price:** \$890,000

**Method:** Private Sale

**Date:** 02/01/2026

**Property Type:** House (Res)

**Land Size:** 153 sqm approx

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