

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

18 Cornwall Place, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$970,000

Median sale price

Median price

\$1,190,000

Property Type

House

Suburb

Maribyrnong

Period - From

07/08/2024

to

06/08/2025

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	9 Macpherson St FOOTSCRAY 3011	\$990,000	03/03/2025
2	32 Macedon St MARIBYRNONG 3032	\$993,000	22/02/2025
3	110 Edgewater Blvd MARIBYRNONG 3032	\$1,066,000	07/02/2025

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:

07/08/2025 15:18



Property Type:
Agent Comments

Indicative Selling Price
\$970,000
Median House Price
07/08/2024 - 06/08/2025: \$1,190,000

Comparable Properties



9 Macpherson St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 03/03/2025
Property Type: House



32 Macedon St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$993,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 329 sqm approx



110 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$1,066,000
Method: Private Sale
Date: 07/02/2025
Rooms: 3
Property Type: House (Res)