

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

407/77 Village Way, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$360,000

&

\$380,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

15/07/2024

to

14/07/2025

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	2/38 Middle Rd MARIBYRNONG 3032	\$396,000	04/07/2025
2	213/77 Village Way MARIBYRNONG 3032	\$385,000	04/04/2025
3	207/77 Village Way MARIBYRNONG 3032	\$370,000	10/03/2025

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:

15/07/2025 09:56



2 1 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$360,000 - \$380,000
Median Unit Price
15/07/2024 - 14/07/2025: \$500,000

Comparable Properties



2/38 Middle Rd MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$396,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment



213/77 Village Way MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$385,000
Method: Private Sale
Date: 04/04/2025
Property Type: Apartment



207/77 Village Way MARIBYRNONG 3032 (REI)

Agent Comments

2 1 2

Price: \$370,000
Method: Private Sale
Date: 10/03/2025
Property Type: Apartment