

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

8/97 RALEIGH ROAD MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

7/35 NEWSTEAD STREET MARIBYRNONG VIC 3032	\$280,000	12-Sep-25
10/8-10 CLYDE STREET MARIBYRNONG VIC 3032	\$281,000	12-Nov-25
NEWSTEAD STREET MARIBYRNONG VIC 3032	\$280,000	12-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 09 December 2025



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**7/35 NEWSTEAD STREET
MARIBYRNONG VIC 3032**

1 1 1

Sold Price **\$280,000** Sold Date **12-Sep-25**

Distance **0.63km**

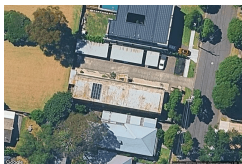


**10/8-10 CLYDE STREET
MARIBYRNONG VIC 3032**

1 1 -

Sold Price ^{RS} **\$281,000** Sold Date **12-Nov-25**

Distance **0.75km**



**NEWSTEAD STREET
MARIBYRNONG VIC 3032**

1 - -

Sold Price **\$280,000** Sold Date **12-Sep-25**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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