

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

G07/334-336 Gordon Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$455,000 Property Type Unit Suburb Maribyrnong

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	5/4 Eldridge St FOOTSCRAY 3011	\$442,000	28/08/2025
2	6/4 Eldridge St FOOTSCRAY 3011	\$442,000	12/08/2025
3	G8/334 Gordon St MARIBYRNONG 3032	\$430,000	21/05/2025

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:

17/09/2025 07:20



Property Type:
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
June quarter 2025: \$455,000

Comparable Properties



5/4 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$442,000
Method: Private Sale
Date: 28/08/2025
Property Type: Apartment



6/4 Eldridge St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$442,000
Method: Sale
Date: 12/08/2025
Property Type: Strata Unit/Flat



G8/334 Gordon St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 21/05/2025
Property Type: Unit

