

## 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

25C MACEDON STREET MARIBYRNONG VIC 3032

### Indicative selling price

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

Single Price

or range  
between

\$525,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2025

to

28 Feb 2026

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

16/52-56 MIDDLE ROAD MARIBYRNONG VIC 3032	\$535,000	14-Feb-26
17/52-56 MIDDLE ROAD MARIBYRNONG VIC 3032	\$531,000	05-Feb-26
1/18 YARDLEY STREET MAIDSTONE VIC 3012	\$642,000	11-Oct-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: 16 March 2026



**16/52-56 MIDDLE ROAD  
MARIBYRNONG VIC 3032**

2 1 1

Sold Price

<sup>RS</sup>

**\$535,000**

Sold Date

**14-Feb-26**

Distance

**1.56km**



**17/52-56 MIDDLE ROAD  
MARIBYRNONG VIC 3032**

2 1 1

Sold Price

**\$531,000**

Sold Date

**05-Feb-26**

Distance

**1.56km**



**1/18 YARDLEY STREET MAIDSTONE  
VIC 3012**

2 2 1

Sold Price

**\$642,000**

Sold Date

**11-Oct-25**

Distance

**1.83km**

RS = Recent sale

UN = Undisclosed Sale

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