

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 7/4 Belvedere Close, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,192,500 Property Type House Suburb Maribyrnong

Period - From 01/01/2026 to 31/03/2026 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	2/77 Epsom Rd ASCOT VALE 3032	\$1,020,000	21/03/2026
2	154 Epsom Rd ASCOT VALE 3032	\$978,000	14/03/2026
3	6/28-30 Langs Rd ASCOT VALE 3032	\$955,000	25/10/2025

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: 27/04/2026 10:43



Property Type: Townhouse

Agent Comments

3 Bed 3 Bath townhouse

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

March quarter 2026: \$1,192,500

Comparable Properties



2/77 Epsom Rd ASCOT VALE 3032 (REI)



Price: \$1,020,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)

Agent Comments

Similar accommodation, boarding suburb, one less bedroom but more modern.



154 Epsom Rd ASCOT VALE 3032 (REI/VG)



Price: \$978,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)

Land Size: 220 sqm approx

Agent Comments

Similar accommodation, boarding suburb, one less bedroom but more modern.



6/28-30 Langs Rd ASCOT VALE 3032 (REI)



Price: \$955,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)

Land Size: 183 sqm approx

Agent Comments

Similar accommodation, boarding suburb, one less bedroom but more modern.